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。

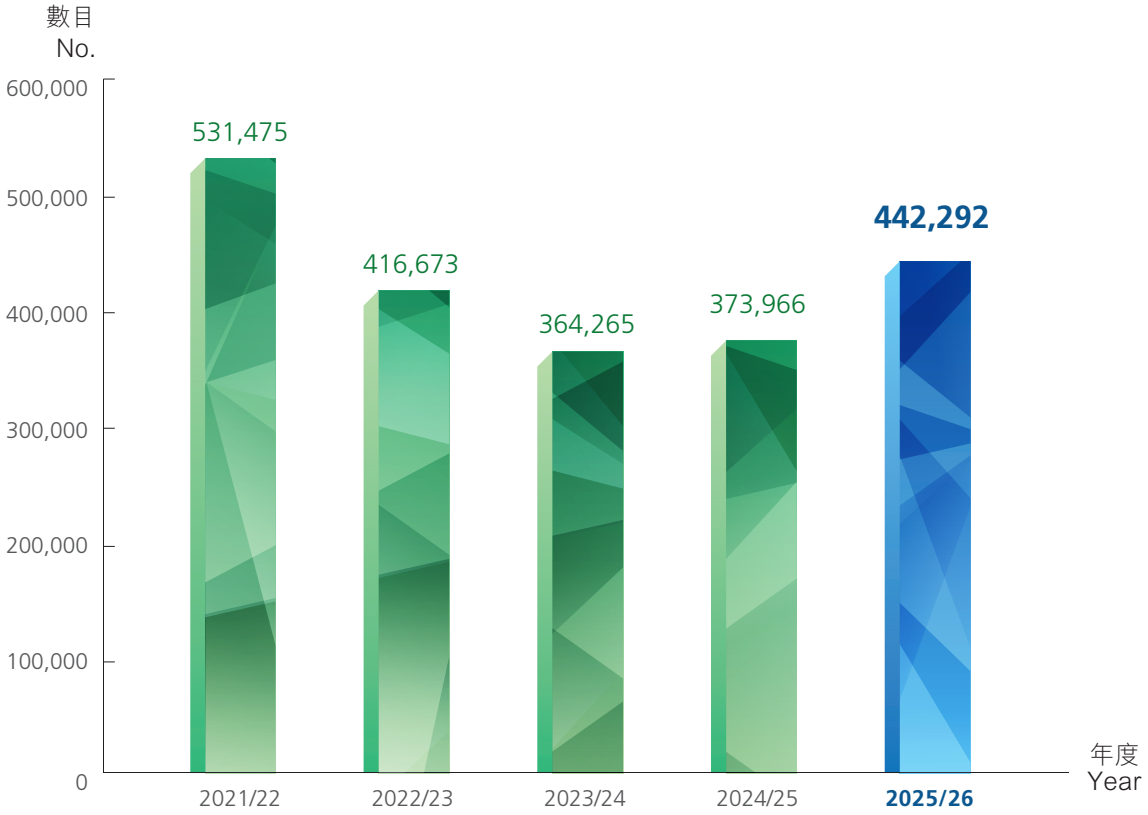
在2025/26年度，送交註冊的土地文件共442,292份，較2024/25年度增加18.3%。

REGISTRATION OF LAND DOCUMENTS

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

In 2025/26, 442,292 land documents were delivered for registration, representing an increase of 18.3% when compared with 2024/25.

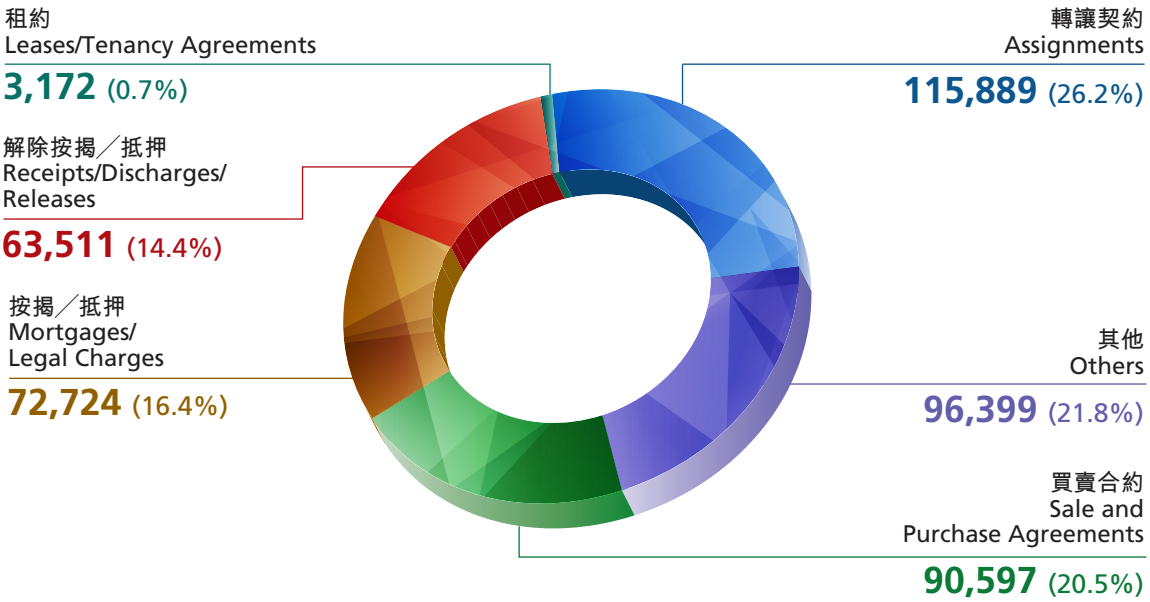
送交註冊的土地文件數目
NO. OF LAND DOCUMENTS DELIVERED FOR REGISTRATION



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77.5%。

Major types of documents received included sale and purchase agreements (SPAs), assignments, mortgages/legal charges and receipts/discharges/releases, which accounted for 77.5% of all documents received during the year.

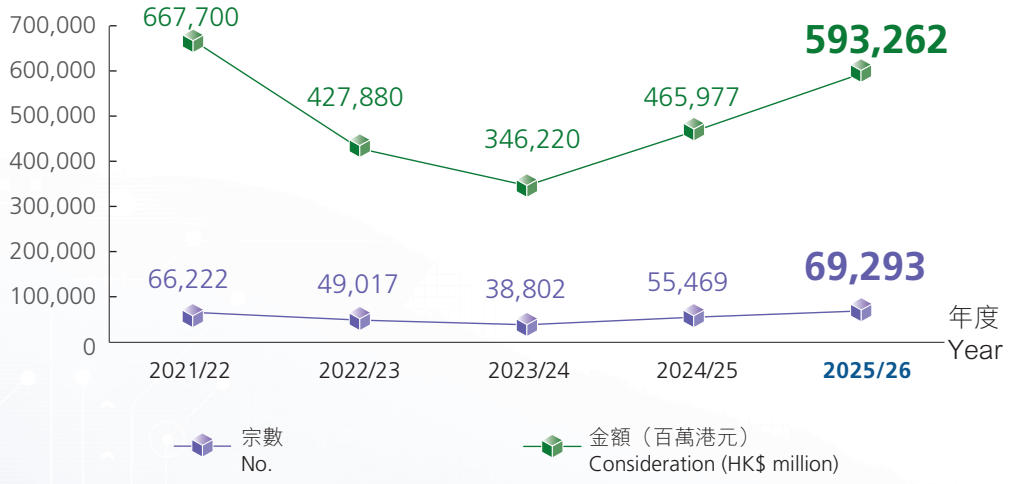
2025/26年度送交註冊的土地文件類別
DISTRIBUTION OF LAND DOCUMENTS LODGED FOR REGISTRATION IN 2025/26



在2025/26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69,293份（較去年增加24.9%）及5,932.62億元（較去年增加27.3%）。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 2025/26, those of residential units and their total consideration were 69,293 (+24.9% from previous year) and $593,262 million (+27.3% 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



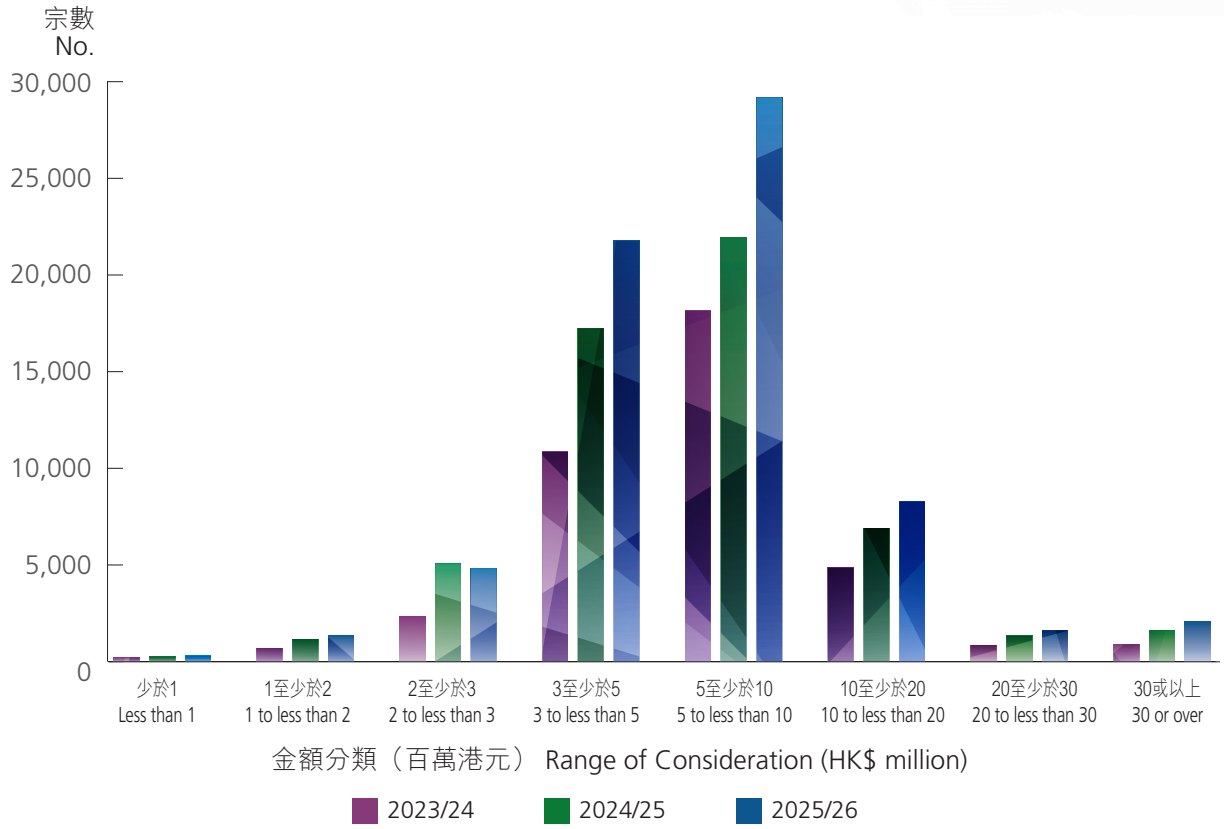
註： 上述統計數字並不包括居者有其屋、私人機構參建居屋及租者置其屋等計劃下的住宅買賣，除非有關單位轉售限制期屆滿並已補償差價。

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2025/26年度，大多數住宅樓宇的交易金額是介乎500萬至1,000萬元之間。年內介乎這個金額分類的住宅樓宇交易顯著增加。

The majority of the transactions in residential units in 2025/26 fell within the consideration range of $5 million to $10 million. There was a notable increase in the number of transactions in this range in 2025/26.

按金額分類的住宅樓宇買賣合約宗數
NO. OF SALE & PURCHASE AGREEMENTS OF RESIDENTIAL UNITS BY RANGE OF CONSIDERATION



金額分類 Range of Consideration		2023/24		2024/25		2025/26	
（百萬港元） (HK$ million)		宗數No.	%	宗數No.	%	宗數No.	%
少於1	Less than 1	201	0.5	254	0.5	**291**	**0.4**
1至少於2	1 to less than 2	699	1.8	1,162	2.1	**1,330**	**1.9**
2至少於3	2 to less than 3	2,343	6.1	5,072	9.1	**4,832**	**7.0**
3至少於5	3 to less than 5	10,835	27.9	17,227	31.1	**21,739**	**31.4**
5至少於10	5 to less than 10	18,122	46.7	21,909	39.5	**29,156**	**42.1**
10至少於20	10 to less than 20	4,856	12.5	6,901	12.4	**8,280**	**11.9**
20至少於30	20 to less than 30	853	2.2	1,338	2.4	**1,613**	**2.3**
30或以上	30 or over	893	2.3	1,606	2.9	**2,052**	**3.0**
總數	Total	38,802	100.0	55,469	100.0	**69,293**	**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，目的是防止有欺詐成分的物業轉讓，以及提供明確、容易追溯的房地產業權歷史。

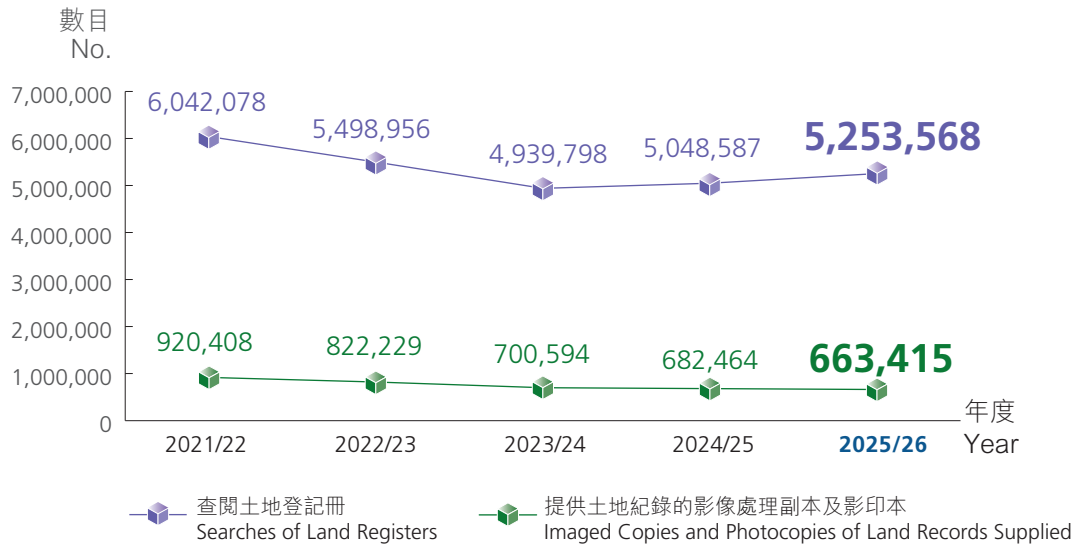
在2025/26年度，查閱土地登記冊的宗數，以及提供土地紀錄的影像處理副本和影印本的總數分別為5,253,568宗（較去年增加4.1%）及663,415份（較去年減少2.8%）。

SEARCH SERVICES

The Land Registry (LR) maintains land records to prevent fraudulent property transfers and to provide a clear, traceable history of real estate ownership.

In 2025/26, the total number of searches of land registers and supply of imaged copies and photocopies of land records were 5,253,568 (+4.1% from previous year) and 663,415 (-2.8% from previous year) respectively.

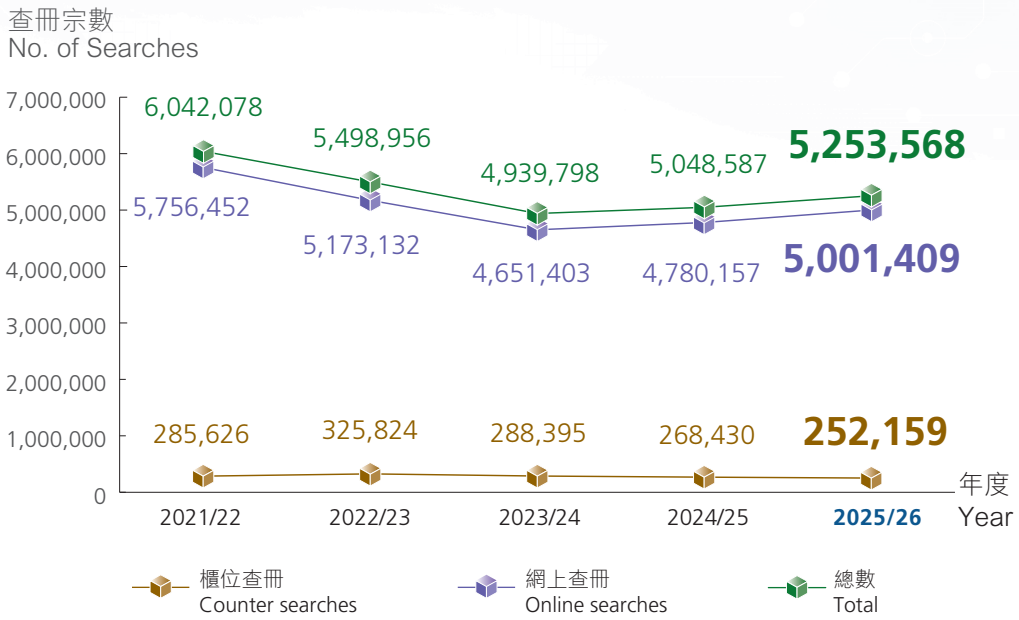
查閱土地登記冊宗數和提供土地紀錄的影像處理副本及影印本份數
NO. OF SEARCHES OF LAND REGISTERS & IMAGED COPIES AND PHOTOCOPIES OF LAND RECORDS SUPPLIED



本處透過「綜合註冊資訊系統」網上服務（www.iris.gov.hk）的簡便平台，提供查閱土地紀錄的服務。年內，95%的查閱土地登記冊是透過網上提供。公眾人士可以非經常用戶或登記用戶身分進行查冊。截至2025/26年底，登記用戶的數目共有1,553個。本處位於金鐘道政府合署的客戶服務中心，以及位於大埔、元朗和荃灣的新界查冊中心亦設有櫃位查冊服務。

Our Integrated Registration Information System (IRIS) Online Services at www.iris.gov.hk is a user-friendly and convenient platform for online search of land records. 95% of searches of land registers in 2025/26 were conducted online. The public can conduct searches on either ad hoc or subscription basis. The number of subscribers reached 1,553 by end of 2025/26. 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2026年3月31日，在2025年4月30日推出的《街道索引》及《對照表》網頁版錄得超過29,000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 2026, over 29,000 visits to the online versions of the SI and the CRT released on 30 April 2025 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2025/26年度，新註冊的業主立案法團共有85個，全港的業主立案法團總數增至11,659個。年內，業主立案法團的文件存案和查閱總數分別為22,953份及22,404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 2025/26, 85 new OCs were registered, bringing the total number of OCs to 11,659. During the same period, 22,953 OC documents were filed and 22,404 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，直至物業轉手為止。

為進一步提升服務的便利程度，用戶可享用多項增值服務，包括每半年發出的「電郵通知總結」、為用戶授權的收件人提供額外電郵提示，以及在發出電郵通知時，同步向用戶的香港流動電話號碼發送額外的提示短訊。

我們會繼續透過各種渠道，包括部門網站及社交媒體平台，推廣「物業把關易」服務，以提升公眾對該服務的認識。

PROPERTY ALERT

Launched in January 2019, Property Alert is a subscription service that helps property owners in safeguarding their land interests from fraud by monitoring the land registers of their properties. Subscribers receive email notifications whenever instruments are delivered for registration against their properties until change of ownership.

To enhance the user-friendliness of the service, subscribers can enjoy various value-added services, including half-yearly summary of email notifications, additional email alerts for authorised recipients of the subscriber and additional SMS reminders to the subscriber's Hong Kong mobile number upon issuance of email notifications.

We continued to promote the Property Alert service through various channels, including the LR's website and social media platform to raise public awareness of the service.

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。

隨着電子渠道於2021年2月全面推行，認可機構可更安全和方便地在網上全面提交電子提示服務申請。此外，作為持續提升服務的一部分，本處已於2025年3月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。我們會繼續留意認可機構的意見，以探討服務提升的空間。

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 submit online applications for the e-Alert Service with greater security and convenience. Furthermore, as part of our ongoing service enhancement, the LR launched the Application Programming Interface (API) service for the AIs in March 2025 as an additional means to receive e-Alert notifications. We will continue to keep in view AIs' feedback to identify room for service enhancements.

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。

NEW E-GOVERNMENT INITIATIVES

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

「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2025/26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：

- 推出由人工智能驅動的聊天機械人「田妮」，以處理一般的土地查冊查詢；
- 採用適應性網頁設計，以統一和優化桌面電腦及流動裝置的用戶介面；
- 新增大量查冊功能，以便用戶訂購整幢大廈的土地登記冊；
- 客戶可透過電郵接收網上交易的電子收據；以及
- 加強與「智方便」的整合，以簡化登入及授權程序。

推動數碼化

本處繼續與香港金融管理局（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，為《銀行業條例》（第155章）下的認可機構擴展應用程式介面服務。繼2025年成功為認可機構推出電子提示服務應用程式介面，以及土地查冊應用程式介面後，我們亦於2026年1月推出「查閱業主名下物業資料」應用程式介面。認可機構在取得業主同意後可獲取最新的業主資料，以完善初步的服務組合，並進一步加強數據聯通和整合。

為配合行政長官《2025年施政報告》中提出在政府服務拓展應用人工智能的目標，土地註冊處開始探討創新的人工智能應用，以提升行政效能、簡化業務流程及加強公眾溝通。

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，為科研及創新提供有用的材料。2026至2028年度的整合開放及空間數據計劃已上載至本處網站供公眾查閱。

Integrated Registration Information System (IRIS)

The 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 2025/26:

- introduced an Artificial Intelligence (AI)-powered chatbot "Tindy" to handle general land search enquiries;
- adopted a responsive web design to unify and optimise the user interface across desktop computers and mobile devices;
- added a new bulk search function to allow ordering land registers for the whole building;
- enabled customers to receive electronic receipts for online transactions via emails; and
- enhanced the integration with "iAM Smart" to simplify the login and authorisation processes.

Drive towards Digitalisation

The LR continued its collaboration with the Hong Kong Monetary Authority (HKMA) and the Digital Policy Office (DPO) to expand API services for AIs under the Banking Ordinance (Cap. 155), delivered through the secure digital gateways of the HKMA's Commercial Data Interchange and the DPO's Consented Data Exchange Gateway. Following the successful launch of the e-Alert Service API and the Land Search API for AIs in 2025, the Owner's Properties Information Check API was also launched for AIs in January 2026. With the consent of property owners, AIs can access up-to-date ownership information, thereby completing the initial service suite and further enhancing data accessibility and integration.

To align with the goal of expanding the use of AI in the Government services announced in the Chief Executive's 2025 Policy Address, the LR started exploring innovative AI applications to boost administrative efficiency, streamline business operations and enhance public communications.

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, which 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, providing useful materials for technology research and innovation. The consolidated open and spatial data plans for 2026-2028 are available on the LR's website for public access.