

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。

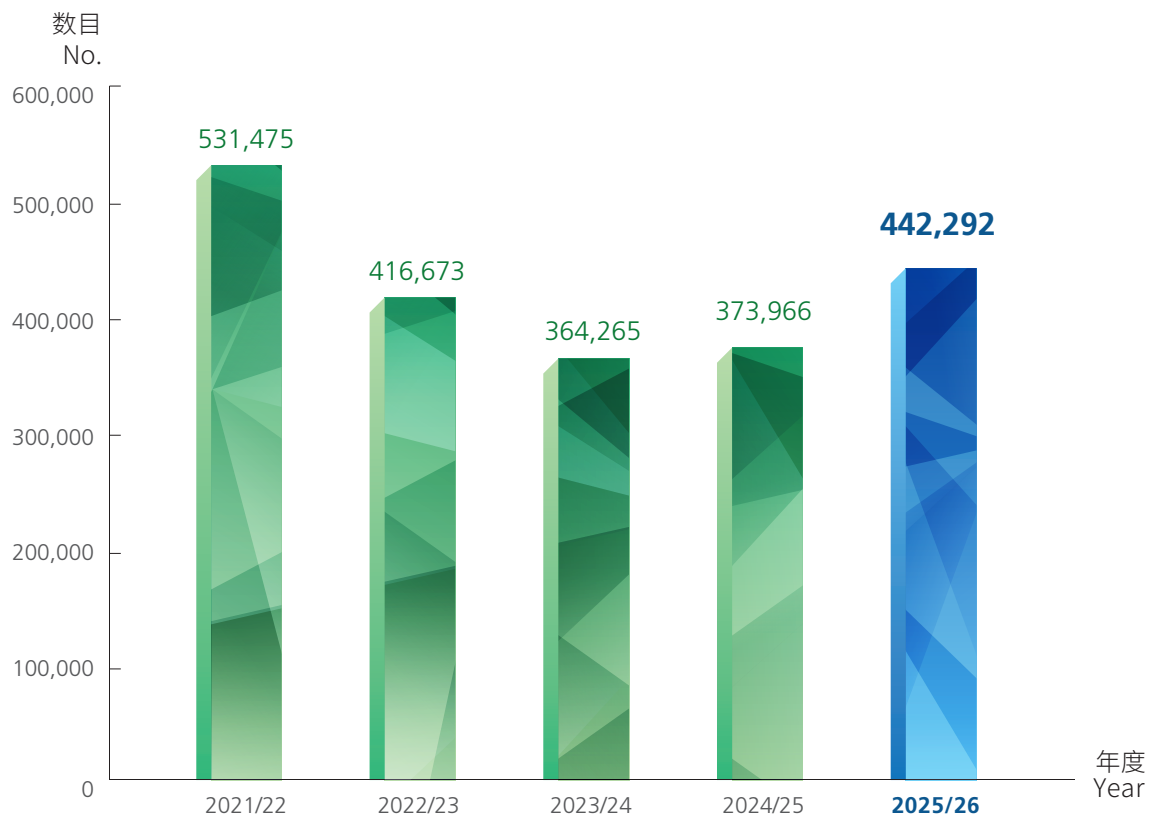
在2025/26年度，送交注册的土地文件共442,292份，较2024/25年度增加18.3%。

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.

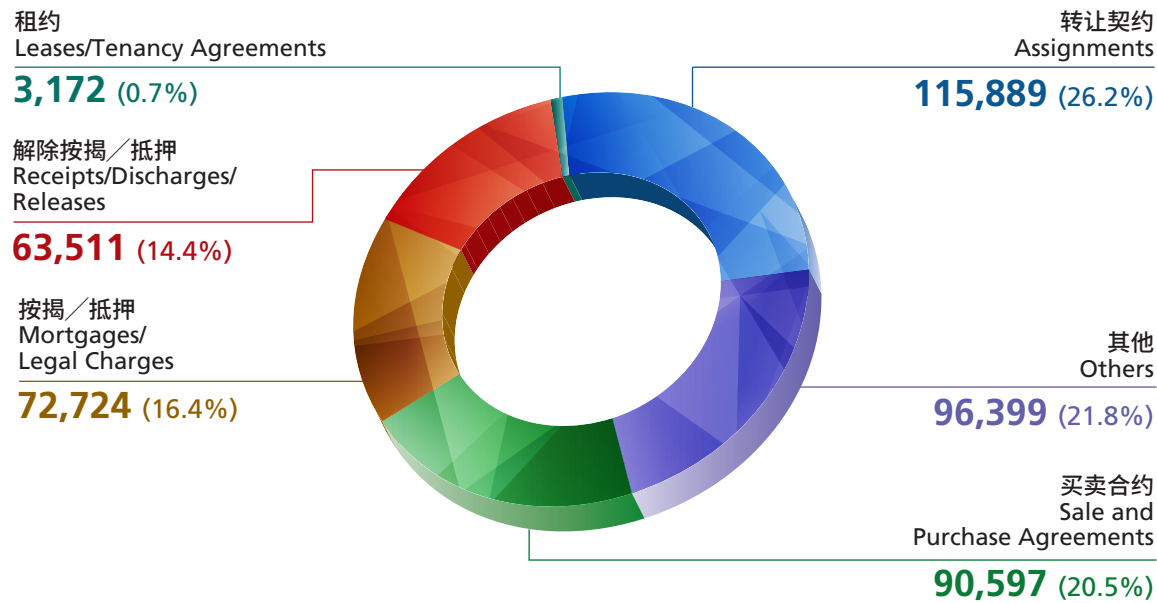
送交注册的土地文件数目
NO. OF LAND DOCUMENTS DELIVERED FOR REGISTRATION



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.

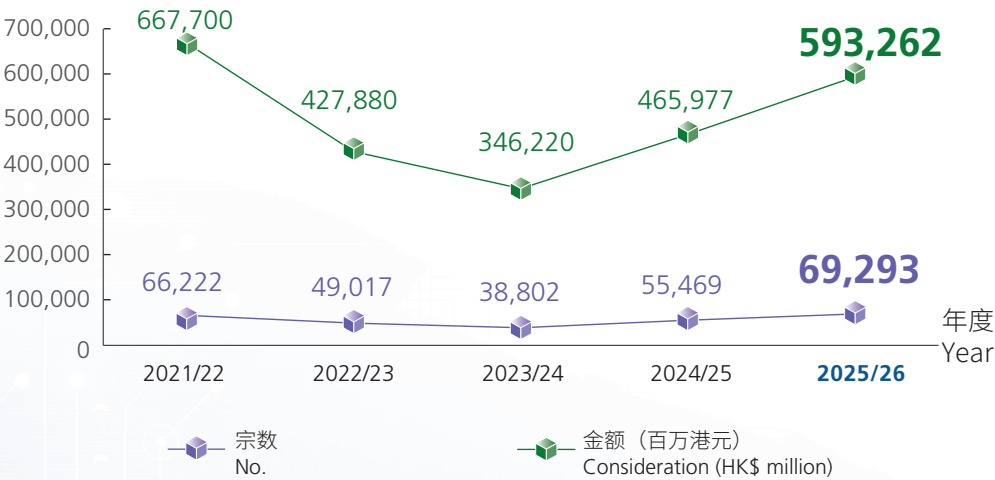
2025/26年度送交注册的土地文件类别
DISTRIBUTION OF LAND DOCUMENTS LODGED FOR REGISTRATION IN 2025/26



在2025/26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69,293份（较去年增加24.9%）及5,932.62亿元（较去年增加27.3%）。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 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



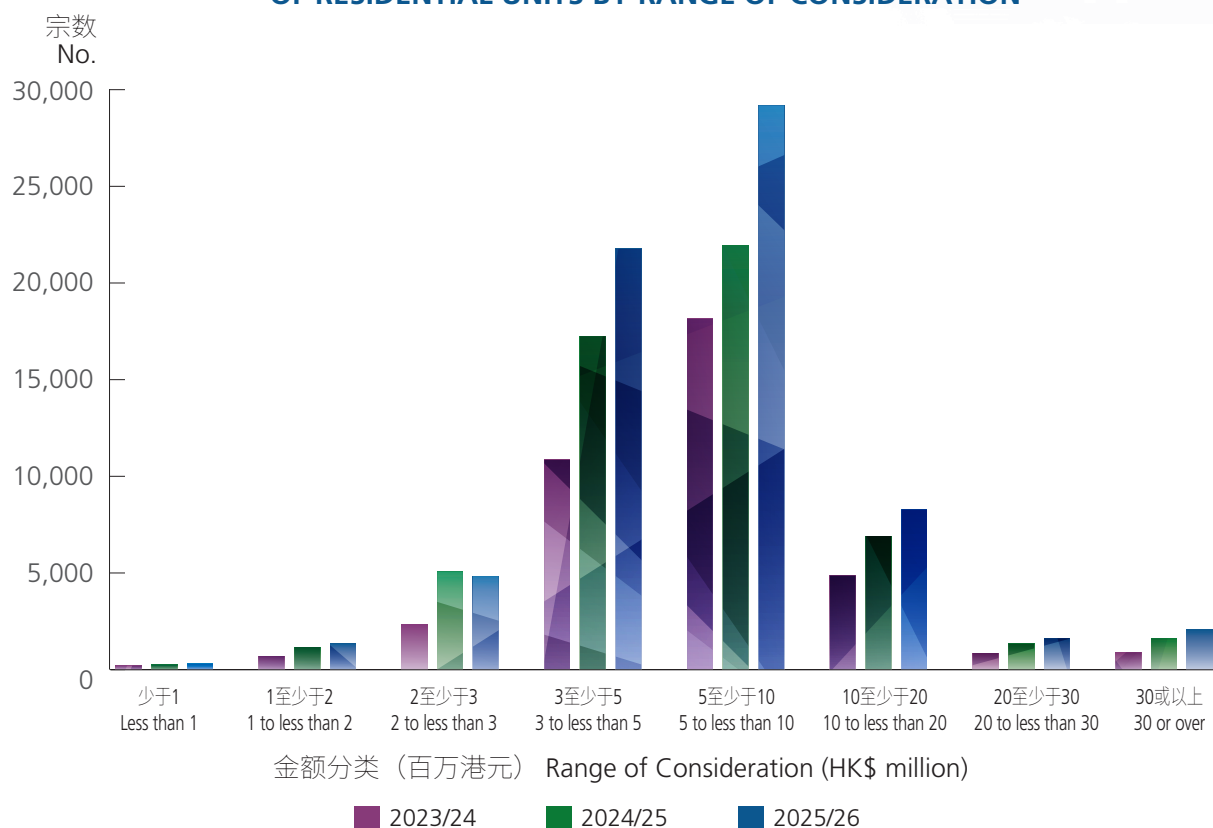
注：上述统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋等计划下的住宅买卖，除非有关单位转售限制期届满并已补偿差价。

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2025/26年度，大多数住宅楼宇的交易金额是介乎500万至1,000万元之间。年内介乎这个金额分类的住宅楼宇交易显著增加。

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.

按金额分类的住宅楼宇买卖合同宗数
NO. OF SALE & PURCHASE AGREEMENTS
OF RESIDENTIAL UNITS BY RANGE OF CONSIDERATION



金额分类 Range of Consideration		2023/24		2024/25		2025/26	
(百万港元) (HK\$ million)		宗数 No.	%	宗数 No.	%	宗数 No.	%
少于1	Less than 1	201	0.5	254	0.5	291	0.4
1至少于2	1 to less than 2	699	1.8	1,162	2.1	1,330	1.9
2至少于3	2 to less than 3	2,343	6.1	5,072	9.1	4,832	7.0
3至少于5	3 to less than 5	10,835	27.9	17,227	31.1	21,739	31.4
5至少于10	5 to less than 10	18,122	46.7	21,909	39.5	29,156	42.1
10至少于20	10 to less than 20	4,856	12.5	6,901	12.4	8,280	11.9
20至少于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
总数	Total	38,802	100.0	55,469	100.0	69,293	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，目的是防止有欺诈成分的物业转让，以及提供明确、容易追溯的房地产权历史。

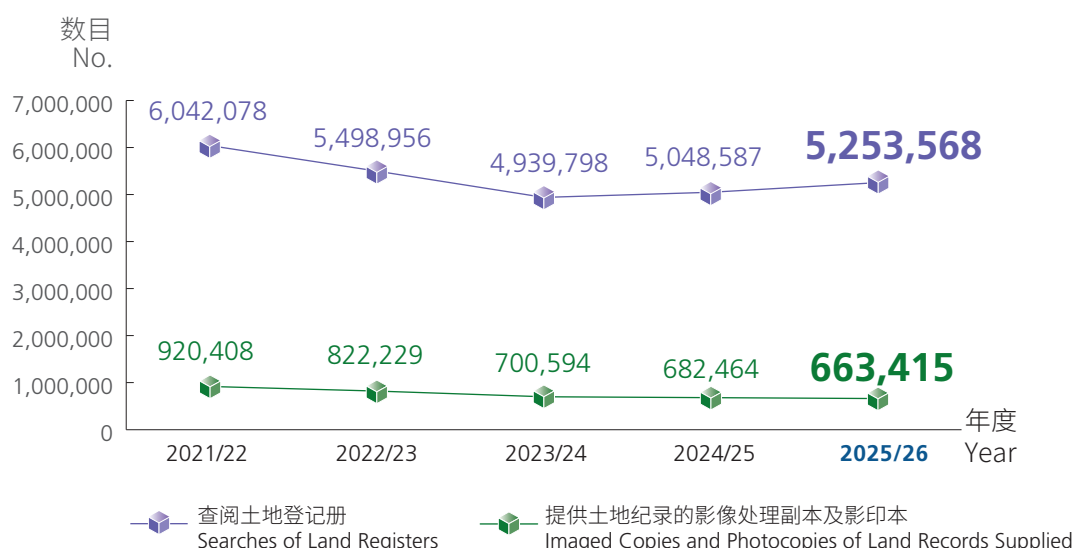
在2025/26年度，查阅土地登记册的宗数，以及提供土地纪录的影像处理副本和影印本的总数分别为5,253,568宗（较去年增加4.1%）及663,415份（较去年减少2.8%）。

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.

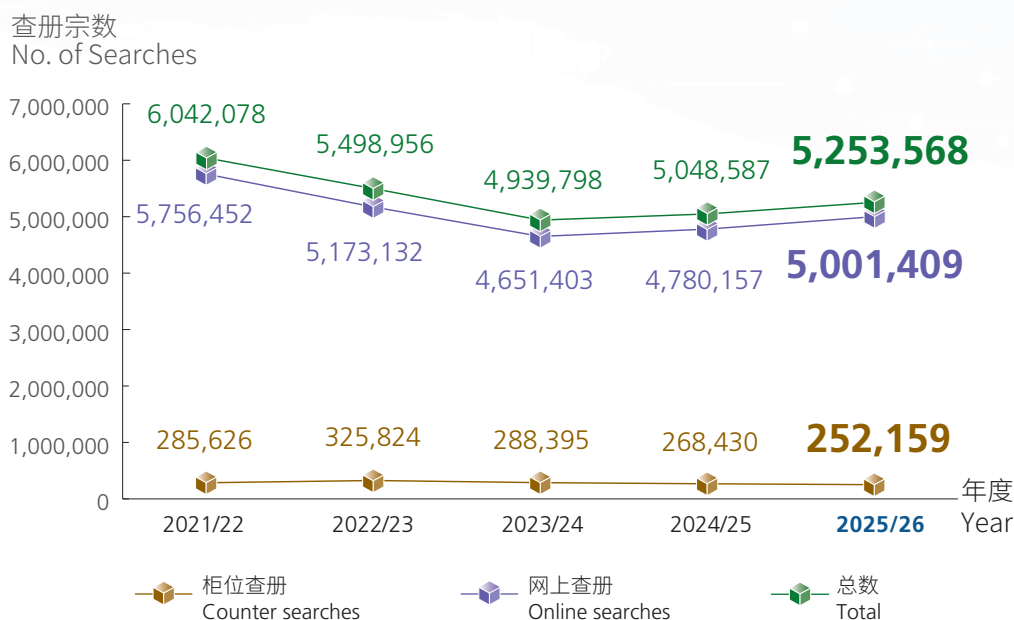
查阅土地登记册宗数和提供土地纪录的影像处理副本及影印本份数
NO. OF SEARCHES OF LAND REGISTERS & IMAGED COPIES AND
PHOTOCOPIES OF LAND RECORDS SUPPLIED



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。截至2025/26年底，登记用户的数目共有1,553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 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2026年3月31日，在2025年4月30日推出的《街道索引》及《对照表》网页版录得超过29,000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 2026, over 29,000 visits to the online versions of the SI and the CRT released on 30 April 2025 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2025/26年度，新注册的业主立案法团共有85个，全港的业主立案法团总数增至11,659个。年内，业主立案法团的文件存案和查阅总数分别为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，直至物业转手为止。

为进一步提升服务的便利程度，用户可享用多项增值服务，包括每半年发出的「电邮通知总结」、为用户授权的收件人提供额外电邮提示，以及在发出电邮通知时，同步向用户的香港流动电话号码发送额外的提示短讯。

我们会继续透过各种渠道，包括部门网站及社交媒体平台，推广「物业把关易」服务，以提升公众对该服务的认识。

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，认可机构可更安全和方便地在网上全面提交电子提示服务申请。此外，作为持续提升服务的一部分，本处已于2025年3月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。我们会继续留意认可机构的意见，以探讨服务提升的空间。

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。

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.

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.

NEW E-GOVERNMENT INITIATIVES

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

「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2025/26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：

-  推出由人工智能驱动的聊天机器人「田妮」，以处理一般的土地查册查询；
-  采用适应性网页设计，以统一和优化桌面电脑及流动装置的用户介面；
-  新增大量查册功能，以使用户订购整幢大厦的土地登记册；
-  客户可透过电邮接收网上交易的电子收据；以及
-  加强与「智方便」的整合，以简化登入及授权程序。

推动数码化

本处继续与香港金融管理局（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，为《银行业条例》（第155章）下的认可机构扩展应用程序介面服务。继2025年成功为认可机构推出电子提示服务应用程序介面，以及土地查册应用程序介面后，我们亦于2026年1月推出「查阅业主名下物业资料」应用程序介面。认可机构在取得业主同意后可获取最新的业主资料，以完善初步的服务组合，并进一步加强数据联通和整合。

为配合行政长官《2025年施政报告》中提出在政府服务拓展应用人工智能的目标，土地注册处开始探讨创新的人工智能应用，以提升行政效能、简化业务流程及加强公众沟通。

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，为科研及创新提供有用的材料。2026至2028年度的整合开放及空间数据计划已上载至[本处网站](#)供公众查阅。

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.