



香港土地注册处营运基金

The Land Registry Trading Fund Hong Kong

迈向

ADVANCING
TITLE REGISTRATION
SYSTEM

业权注册制度



2025-26 年
ANNUAL REPORT 报

OUR 我们的理想

VISION

竭尽所能，凡事做到最好。
To be the best in all that we do.

OUR 我们的使命

MISSION

确保为客户提供稳妥方便的土地注册和资讯服务。

To ensure secure, customer friendly land registration and information services.

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。

To develop our human resources, information technology and service environment so as to ensure improvement in service quality and value to our customers.

与时俱进，提倡及循序落实香港土地业权注册制度。

To advocate reform of Hong Kong's land registration system through introduction of land title registration system.

OUR 我们的信念

VALUES

持平守正 Integrity

以至诚的态度及操守接待客户及工作伙伴。
To customers, partners and colleagues, we observe the highest ethical standards.

追求卓越 Excellence

一丝不苟，力臻完美。
We aim to excel in all that we do.

诚挚尊重 Respect

竭诚尊重和信任客户及工作伙伴。
We show respect and trust to our customers, partners and colleagues.

积极学习 Learning

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。
We learn constantly from each other, from our partners, customers and comparable organisations elsewhere how to provide better services to the community.

年报设计概念

DESIGN CONCEPT OF THE ANNUAL REPORT

年报设计以「业权注册制度」为主题，透过轻柔飘动的丝带呈现优美弧线和光明前路，象征由现行契约注册制度，稳步迈向业权注册新制度，标志香港土地注册制度改革的重要里程碑。

背景设计亦结合流动发光的节点与网状线条，营造出数码科技和人工智能的视觉效果，寓意本处致力推动创新资讯科技服务，以切合客户需求，促进物业市场发展，并配合智慧政府的发展策略。

Centred on the theme of "Title Registration System", the design of the annual report features softly flowing ribbons that form graceful curves and a bright future. This symbolises a steady transition from the current deeds registration system to the new title registration system, marking a momentous milestone in the reform of Hong Kong's land registration regime.

The background also integrates luminous, dynamic nodes and network lines that generate a digital technology and AI visual effect. This reflects our dedication to driving innovative IT services, meeting client needs, fostering property market vitality and supporting the strategic blueprint of a smart government.



目录 CONTENTS

年度重要事项	2	Highlights of the Year
处长的话	8	Message from the Land Registrar
土地注册处概览		The Land Registry at a Glance
信念及职能	13	Values and Functions
组织架构图	14	Organisation Chart
首长级团队	15	Directorate Team
迈向业权注册		Moving towards Title Registration
立法背景	17	Legislative Background
立法进展及最新情况	18	Legislative Progress and Updates
环境、社会及管治报告		Environmental, Social and Governance Reporting
企业社会责任	21	Corporate Social Responsibility
企业管治	26	Corporate Governance
业务回顾		Business Review
办理土地文件注册	31	Registration of Land Documents
查阅土地纪录服务	34	Search Services
业主立案法团服务	35	Owners' Corporation Services
物业把关易	36	Property Alert
为认可机构提供电子提示服务	36	e-Alert Service for Authorized Institutions
崭新电子政府倡议	36	New e-Government Initiatives
财政管理		Financial Management
财政目标	39	Financial Objectives
实际表现	39	Actual Performance
展望	41	Forecast
审计署署长报告	42	Report of the Director of Audit
财务报表		Certified Financial Statements
全面收益表	47	Statement of Comprehensive Income
财务状况表	48	Statement of Financial Position
权益变动表	50	Statement of Changes in Equity
现金流量表	51	Statement of Cash Flows
财务报表附注	53	Notes to the Financial Statements
附件I		Annex I
(a) 2025/26年度服务承诺	80	(a) Performance Pledges 2025/26
(b) 2026/27年度服务承诺	84	(b) Performance Pledges 2026/27
附件II		Annex II
(a) 2025/26年度土地注册处 联合常务委员会委员	87	(a) Membership of the Land Registry Joint Standing Committee 2025/26
(b) 2025/26年度土地注册处 客户联络小组(私营机构)委员	88	(b) Membership of the Land Registry Customer Liaison Group (Private Sector) 2025/26
(c) 2025/26年度土地注册处 客户联络小组(公营机构)委员	90	(c) Membership of the Land Registry Customer Liaison Group (Public Sector) 2025/26
(d) 2025/26年度《土地业权条例》 督导委员会委员	92	(d) Membership of the Land Titles Ordinance Steering Committee 2025/26
(e) 2025/26年度《土地业权条例》 检讨委员会委员	93	(e) Membership of the Land Titles Ordinance Review Committee 2025/26
(f) 2025/26年度业权注册 教育委员会委员	94	(f) Membership of the Title Registration Education Committee 2025/26

年度重要事项 HIGHLIGHTS OF THE YEAR

财政摘要 FINANCIAL HIGHLIGHTS



收入：
Revenue:

\$443,725,000



运作成本：
Operating costs:

\$429,838,000



盈利：
Profit:

\$71,427,000



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

3.7%

注：数字均四舍五入至千元。
Note: Figures are rounded to the nearest thousand.

业务摘要 BUSINESS HIGHLIGHTS



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

442,292



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

5,253,568



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:

663,415



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:

85



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

22,953



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

22,404

奖项与认可 AWARDS AND RECOGNITION



2025年「公务员事务局局长嘉许状」计划

文书主任叶懿贤女士是其中一位获颁发2025年「公务员事务局局长嘉许状」的公务员，以表彰其持续优秀的工作表现及竭诚尽心提供卓越服务。

The Secretary for the Civil Service's Commendation Award Scheme 2025

Ms YIP Yee-yin, Clerical Officer, was one of the awardees of the Secretary for the Civil Service's Commendation Award 2025 in recognition of her consistent exemplary performance and dedication to providing excellent services.



2025年「公务员义工嘉许状」计划

土地注册处义工队在2025年「公务员义工嘉许状」计划获颁发「卓越义工团队奖(小部门)」，肯定义工队的卓越表现和对义务工作的贡献。

此外，土地注册处经理梁慧娴女士及高级土地注册主任谢德生先生获颁发该计划下的「卓越义工奖」铜奖。

2025 Civil Service Volunteer Commendation Award

The Land Registry Volunteer Team received the Outstanding Volunteer Team Award in Category II (Small departments) under the 2025 Civil Service Volunteer Commendation Scheme in recognition of the Team's outstanding performance and contributions to volunteer work.

Besides, Ms Alice LEUNG, Registry Manager, and Mr Dickson TSE, Senior Land Registration Officer, received the Excellent Volunteer Award in the Bronze Prize under the Scheme.

2025年「申诉专员嘉许奖」

土地注册主任陈映彤女士及助理文书主任林俊伟先生获颁发2025年「申诉专员嘉许奖—公职人员奖」。陈女士和林先生致力提供优质服务，表现专业，为公务员树立楷模，殊堪嘉许。

The Ombudsman's Awards 2025

Ms CHAN Ying-tung, Land Registration Officer and Mr LAM Chun-wai, Assistant Clerical Officer, received the Ombudsman's Awards 2025 for Officers of Public Organisations. Both Ms CHAN and Mr LAM were commended for delivering high quality services and acknowledged for their professionalism, establishing themselves as a role model in the public service.



「Let's GOAL! 轻·型活力穿搭挑战」

为响应「香港绿色建筑周2025」，土地注册处于9月参与「轻·型」上班日及「Let's GOAL! 轻·型活力穿搭挑战」，并荣获「最具风格大奖」铜奖。为优化能源效益，同事换上轻盈透气、免系领带的服饰，展现红、蓝、绿、黄四种标志性色彩，成功将职场的可持续发展与专业卓越形象融为一体。

Let's GOAL! Biz-Green Outfits Social Media Challenge

In support of Hong Kong Green Building Week 2025, the Land Registry (LR) participated in Biz-Green Dress Day and the "Let's GOAL! Biz-Green Outfits Social Media Challenge" in September and received the Bronze Biz-Green Style Award. To optimise energy conservation, staff members adopted lightweight, breathable attire without ties in four signature colours – red, blue, green and yellow – successfully integrating workplace sustainability with professional excellence.



《土地注册处营运基金2023/24年报》奖项

《土地注册处营运基金2023/24年报》在不同的国际比赛中共夺得三个奖项：

Awards for Land Registry Trading Fund Annual Report 2023/24

The Land Registry Trading Fund Annual Report 2023/24 received three awards in different international competitions:

比赛 Competition	奖项 Award	组别 Category
「美国传媒专业联盟」2023/24 Vision Awards League of American Communications Professionals 2023/24 Vision Awards	金奖 Gold Award	市／州／国家政府 Government – City/State/National
2025国际年报比赛大奖 International Annual Report Competition (ARC) Awards 2025	金奖 Gold Award	非牟利机构（年报网上版）－周年纪念／特别版 Non-Profit Organization (Online A.R.) – Anniversary/ Special Edition
	铜奖 Bronze Award	专题年报－周年纪念／特别版 Specialized Annual Report – Anniversary/Special Edition

获颁2024/25年度「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2024/25年度「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 2024/25

The Hong Kong Council of Social Service granted the “15 Years Plus Caring Organisation Logo for 2024/25” to the LR in recognition of our continuous commitment to caring for the community.

「香港义工奖2025」

土地注册处获颁由民政及青年事务局与义工工作发展局合办的「香港义工奖2025」，彰显本处全年为促进义工服务所作出竭诚的贡献和坚定不移的承诺。

Hong Kong Volunteer Award 2025

The LR received the Hong Kong Volunteer Award 2025, jointly organised by the Home and Youth Affairs Bureau and the Agency for Volunteer Service, in acknowledgement of our dedicated contributions and unwavering commitment to promoting volunteerism throughout the year.



「ERB 人才企业嘉许计划」

土地注册处已连续10年获雇员再培训局(ERB)嘉许为「人才企业」(Manpower Developer, MD)，并由2025年4月1日至2030年3月31日获升格为「Super MD」，以表扬本处在人才培养及发展的超越表现。



ERB Manpower Developer Award

Having been awarded with the status of Manpower Developer (MD) for 10 consecutive years by the Employees Retraining Board (ERB), the LR was accredited “Super MD” from 1 April 2025 to 31 March 2030 in recognition of our outstanding achievements in manpower training and development.

活动摘要 EVENT HIGHLIGHTS



2025年「业权注册处长会议」

土地注册处代表团于2025年9月出席在英国伦敦举行的2025年「业权注册处长会议」，与来自不同司法管辖区的代表就当前土地注册事宜的挑战和机遇展开讨论。本处代表亦简报了香港引入业权注册的立法工作。

2025 Registrars of Title Conference (ROTC)

The LR's delegation attended the 2025 ROTC in London,

United Kingdom in September 2025. The event brought together representatives from different jurisdictions to discuss the challenges and opportunities of today in land registration. We delivered a presentation on the legislative work to introduce title registration in Hong Kong.



参观「中国人民解放军驻香港部队展览中心」

土地注册处员工于2025年4月参观位于昂船洲军营的解放军驻香港部队展览中心。团队在导赏下参观以「梦起东方」为主题的展览，当中包括三个主题展厅及装备模型展区，深入了解解放军的光辉历史，以及解放军驻香港部队对香港长期繁荣稳定的贡献。

Visit to the Chinese People's Liberation Army (PLA) Hong Kong Garrison Exhibition Center

LR staff members visited the PLA Hong Kong Garrison Exhibition Center at Ngong Shuen Chau Barracks in April 2025. The group was guided through the exhibition themed "Dreams of the East" with three thematic exhibition halls and the weaponry and equipment area. Our colleagues gained an in-depth understanding of the glorious history of the PLA and the contributions made by the PLA Hong Kong Garrison to the long-term prosperity and stability for Hong Kong.

「第十五届全国运动会香港赛区义工计划」

为支持2025年11月举行的「第十五届全国运动会」，土地注册处义工队参与「第十五届全国运动会香港赛区义工计划」，并获派驻将军澳香港单车馆，协助提供后勤和场地支援，以确保场地自行车赛事顺利进行。

Hong Kong Volunteer Programme of the 15th National Games

In support of the 15th National Games held in November 2025, a dedicated team of LR volunteers joined the "Hong Kong Volunteer Programme of the 15th National Games". Stationed at the Hong Kong Velodrome in Tseung Kwan O, our volunteers provided logistical support and assisted in event coordination to ensure the smooth running of the track cycling competitions.



「第三十五届教育及职业博览」

土地注册处在2026年1月参与由香港贸易发展局于香港会议展览中心主办的「第三十五届教育及职业博览」。这次活动带来了良机，加深公众对本处工作的认识、推广土地注册主任职系，以及分享在新土地实施业权注册的最新发展。

The 35th Education & Careers Expo

In January 2026, the LR participated in the 35th Education & Careers Expo organised by the Hong Kong Trade Development Council at the Hong Kong Convention and Exhibition Centre. The event offered an opportunity to enhance the public's understanding of our work, promote the Land Registration Officer grade and share the latest development in the implementation of title registration for new land.

处长的话

MESSAGE FROM THE LAND REGISTRAR



我很高兴向大家提交截至2026年3月31日止财政年度的土地注册处营运基金报告。这亦是我在2025年11月就任土地注册处处长后的首份年报。

2025年住宅物业市场明显转势。楼市在第一季相对偏软，但自第二季起，在本地经济增长蓬勃、本地金融市场表现强劲及美国启动减息所带动下走强。踏入2026年第一季，住宅物业市场进一步增添动力。整体而言，价格与租金保持相对稳定并呈现上升趋势，而交易活动保持活跃。尽管自二月下旬发生的中东冲突引致地缘政治局势紧张，但市场情绪依然保持稳健。

I am pleased to present the report of the Land Registry Trading Fund (LRTF) for the financial year ending 31 March 2026. This is also the first report since I assumed the post of the Land Registrar in November 2025.

The residential property market demonstrated a clear turnaround in 2025. Following a relatively soft first quarter, the market strengthened from the second quarter onward, supported by robust local economic growth, strong local financial market performance and the start of U.S. interest-rate cuts. The residential property market gained further momentum in the first quarter of 2026. Overall, prices and rentals remained relatively stable with upward trends while trading activity stayed active. Market sentiment remained firm despite geopolitical tensions arising from the Middle East conflict since late February.

保持应变力并实现增长

受惠于住宅物业市场显著复苏，我们的业务量亦录得增长。在2025/26财政年度，我们的收入及盈利（包括利息收入）分别增长11.1%至4.437亿元及580.8%至7,140万元，主要是由于递交文书的数量增加而带动办理文件注册的收入，以及自2025年7月起多项注册服务调整收费。土地注册处营运基金因而在2025/26年度整体财务固定资产回报率录得正3.7%，较2024/25年的负12.3%大幅回升，但仍未能达至由财政司司长根据《营运基金条例》（第430章）厘定的6%目标。

土地注册处营运基金的收入与物业市场状况息息相关。自2023/24财政年度起，由于未能收回全部注册成本，加上业务量减少，导致出现营运亏损及固定资产负回报。为加强财务可持续性，我们检讨了注册成本，并落实一项分三阶段调高部分注册服务费用的计划，分别于2025年7月、2026年7月及2027年7月生效。2025/26年度的业绩有所改善，既反映物业市场环境好转，亦体现收费调整的成效。与此同时，我们继续透过提升效益措施及简化工作流程，以加强成本控制。

业权注册制度提高业权明确性和简化物业转让程序

我们在新土地推展落实业权注册制度的工作取得重大进展。继立法会于9月通过《2025年业权及土地的注册（杂项修订）条例草案》后，我们正密锣紧鼓，全力为实施业权注册制度作好准备，包括草拟附属法例、加强内部的运作支援，以及筹备宣传和教育活动。我们计划在今年年底前向立法会提交附属法例，以期在2027年上半年在新土地实施业权注册制度。

ACHIEVING GROWTH WHILE SAFEGUARDING RESILIENCE

With the residential property market showing a clear turnaround, our business volume also increased. In the financial year of 2025/26, our revenue and profit (including interest income) registered an increase of 11.1% to \$443.7 million and 580.8% to \$71.4 million respectively. It was mainly attributable to higher revenue from registration of documents driven by the increase in instruments lodged and further supported by fee revisions of several registration services in July 2025. Consequently, the LRTF recorded a positive overall financial return on fixed assets of 3.7% in 2025/26, a significant increase from -12.3% in 2024/25, though still falling short of the target of 6% as determined by the Financial Secretary under the Trading Funds Ordinance (Cap. 430).

The LRTF's revenue remains closely linked to property market conditions. Since the financial year of 2023/24, the under-recovery of registration costs and reduced business volume led to operating losses and negative returns on fixed assets. To strengthen financial sustainability, we reviewed the registration costs and implemented a plan to increase certain registration service fees in three phases in July 2025, July 2026 and July 2027 respectively. The improved performance in 2025/26 reflected both a better property market environment and the impact of the fee revisions. Concurrently, we continued to reinforce cost discipline through efficiency initiatives and streamlined workflows.

ENHANCING TITLE CERTAINTY AND SIMPLIFYING CONVEYANCING UNDER TITLE REGISTRATION SYSTEM (TRS)

We have made significant progress in advancing the TRS for new land. Following the passage of the Registration of Titles and Land (Miscellaneous Amendments) Bill 2025 in September by the Legislative Council (LegCo), we have been working in full steam to prepare for the implementation of the TRS, including the drafting of subsidiary legislation, gearing up internal operational support, as well as planning of publicity and educational activities. We aim to table the subsidiary legislation at the LegCo by the end of this year with a view to implementing the TRS for new land in the first half of 2027.

处长的话 MESSAGE FROM THE LAND REGISTRAR

我们感谢持份者一直以来的支持并提供建设性意见，有助我们完善立法建议及相关的实施安排。在推出业权注册制度之前及实施后检讨期间，我们将继续与他们保持沟通和进行咨询。

同时，我们正积极筹备将现有土地由契约注册制度逐步转换至业权注册制度。我们已展开业权筛查工作，评估现有土地纪录中存在业权问题的范围及性质。我们已于2026年7月与立法会发展事务委员会分享筛查的初步结果及我们对转换方案的初步意见。

善用科技提升营运效率

为配合政府推动善用人工智能科技以提升公共服务的施政方针，我们正更广泛地应用人工智能及数码科技，以进一步强化我们致力提供更便捷、高效及具韧性的服务承诺。

我们已于2026年1月把为《银行业条例》（第155章）下的认可机构推出的應用程式介面的涵盖范围扩展至「查阅业主名下物业资料」服务，进一步提升数码接入能力。这项目是建基于我们在2025年成功透过香港金融管理局的「商业数据通」及数字政策办公室的「授权数据交换闸」，为认可机构推出的电子提示服务及土地查册應用程式介面。这些介面提升项目有助认可机构将我们的服务无缝整合至其工作流程中。

我们亦已展开概念验证研究，探讨在现有300万份土地登记册的业权链筛查中采用人工智能方案的可行性，旨在评估利用人工智能提升筛查效率及质素的实际成效及可能性，以促进把现有土地由契约注册制度转换至业权注册制度。

We are grateful for the continuous support and constructive input from stakeholders. They have helped us refine the legislative proposals and associated implementation arrangements. We will continue to consult and engage them in the run-up to the launch of the TRS as well as in the post-implementation review.

In parallel, we are actively preparing for the progressive conversion of existing land from the deeds registration system to the TRS. We have kick-started a title screening exercise to assess the scope and nature of title problems in the existing land records, and have shared the preliminary findings of this exercise and our initial views on the conversion proposals with the LegCo Panel on Development in July 2026.

LEVERAGING TECHNOLOGY TO DRIVE OPERATIONAL EFFICIENCY

Driven by the Government's direction to harness artificial intelligence (AI) technology for better public services, we are using AI and digital technologies more extensively, reinforcing our commitment to delivering services that are more convenient, efficient and resilient.

We have further expanded our digital access capabilities for Authorized Institutions under the Banking Ordinance (Cap. 155) by broadening our Application Programming Interface (API) coverage to include Owner's Properties Information Check service in January 2026. It built on the successful launch of the e-Alert Service API and the Land Search API for Authorized Institutions through the Hong Kong Monetary Authority's Commercial Data Interchange and the Digital Policy Office's Consented Data Exchange Gateway in 2025. These API enhancements support Authorized Institutions to integrate our services more seamlessly into their workflows.

We have also commenced a proof-of-concept study to explore the feasibility of adopting AI solutions in the title chain screening of existing three million land registers. The objective is to assess practical effectiveness and feasibility of using AI to improve screening efficiency and quality to facilitate conversion of existing land from the deeds registration system to the TRS.

最后，我们正开发以电子方式递交注册申请的新系统，令业界人士能够受惠于智能数据处理及自动化系统功能，这将为2027年在新土地实施业权注册制度下的网上处理注册申请提供支援。

把握国家发展机遇

为配合国家「十五五」规划，香港正加速发展北部都会区，加快造地和优化房屋供应。为支援这些宏观的政府措施，我们承诺维持最高效的土地注册及查册服务标准。因应本处的数码化路线图及在新土地实施业权注册制度，我们会探讨如何将现行契约注册制度下的土地逐步转换至业权注册制度。这项改革可为土地业权提供明确性，并简化物业转让程序，以建立一个流畅、安全且具弹性的土地行政生态系统，为区域发展注入动能。

最后，我衷心感谢各持份者及客户，他们的信任是推动我们在过去一年不断前行的动力。我亦十分感谢土地注册处全体敬业的员工，部门的工作成果充分反映他们的满腔热诚及辛勤付出。随着新土地实施业权注册制度及公共服务实现现代化，我们快将迈进土地行政的新时代，你们不断的支持是不可或缺。让我们齐心协力，灵活应对环境变迁，将每个挑战转化为新机遇。

陆嘉健，JP
土地注册处处长
土地注册处营运基金总经理

Last but not least, we are developing a new e-lodgement system that will enable practitioners to benefit from smart data processing and automated system functions. This will support the online processing of applications for registration under the TRS on new land in 2027.

CAPITALISING ON NATIONAL DEVELOPMENT OPPORTUNITIES

To align with the National 15th Five-Year Plan, Hong Kong is accelerating the development of the Northern Metropolis, expediting land creation and optimising housing supply. To support these macro-level government initiatives, we pledge to uphold the highest standards of efficiency in land registration and search services. Building on our digitalisation roadmap and implementation of the TRS on new land, we will explore how to gradually convert land under the current deeds registration system to the TRS. This transformation will provide certainty in land ownership and streamline conveyancing procedures to ensure a seamless, secure and agile land administration ecosystem that actively empowers regional development.

In closing, my heartfelt thanks go to our stakeholders and customers, whose trust has driven our progress over the past year. I would also like to express my great appreciation to the whole team of committed staff in the LR. All the achievements made reflect their passion and diligence. As we soon embark on a new era of land administration with the rollout of the TRS for new land and the modernisation of public services, your continued support will be indispensable. Together, we will navigate a dynamic landscape with resilience and turn every challenge into a new horizon of opportunity.

Bruno LUK, 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，须达至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，每年均须依法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 are required by law to be tabled in the Legislative Council of the Hong Kong Special Administrative Region each year.

信念及职能

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2026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34,990亿港元。
- 2025/26年度查阅注册资料逾500万宗。
- 超过140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。

VALUES AND FUNCTIONS

Our Value to Hong Kong

- Over half of all Hong Kong families are registered property owners.
- Banks and financial institutions loaned about HK\$3,499 billion as at March 2026 against the security of registered land and property.
- Over five million searches of registered information took place in 2025/26.
- Over 140 Government departments and agencies use the Land Registry (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:

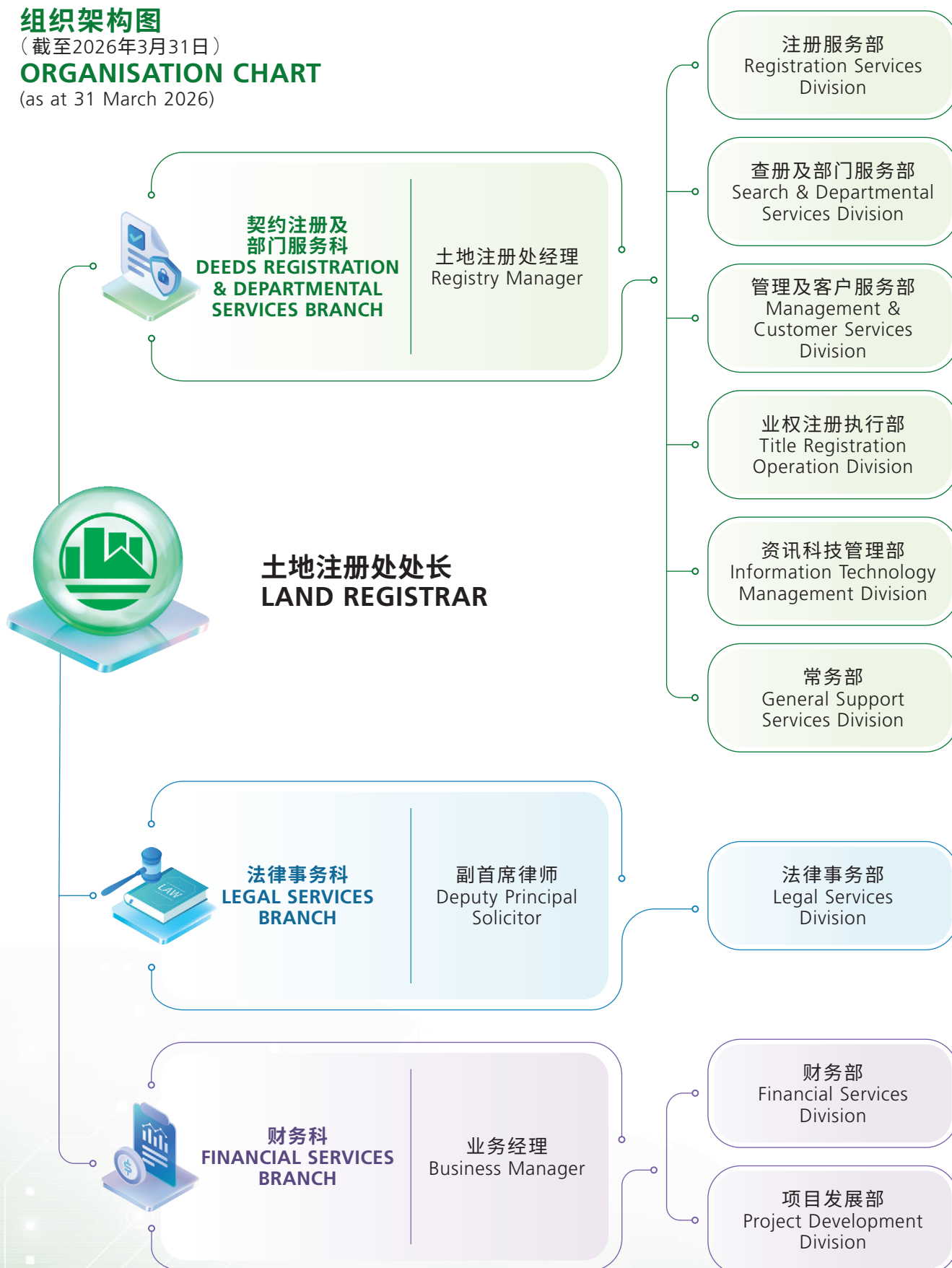
- administer a land registration system by maintaining a land register and related land records under the Land Registration Ordinance (Cap. 128) and Land Registration Regulations (Cap. 128A);
- provide the public with facilities for search of the land register and other land records;
- provide Government 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2026年3月31日)

ORGANISATION CHART

(as at 31 March 2026)



首长级团队 DIRECTORATE TEAM



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

① 陆嘉健先生，JP（土地注册处处长）
（生效日期为2025年11月6日）
Mr Bruno LUK, JP (Land Registrar)
(With effect from 6 November 2025)

② 梁慧娴女士（土地注册处经理）
Ms Alice LEUNG (Registry Manager)

③ 李德伟先生（副首席律师）
Mr Eric LEE (Deputy Principal Solicitor)

④ 陈肖玲女士（业务经理）
Ms Javy CHAN (Business Manager)

迈向业权注册

MOVING TOWARDS TITLE REGISTRATION



立法背景

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(尚未生效),为香港实施业权注册制度提供所需的立法框架。其后,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,并在有需要时就《业权条例》提出修订建议,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)。

由于主要持份者仍未就把《土注条例》下的现有土地转换为《业权条例》下的注册土地的机制达成共识,为免延误业权注册制度的实施,政府其后建议在新批出的土地先行实施业权注册制度(即「新土地先行」方案)。主要持份者及立法会议员均支持此做法。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。方案可让政府和主要持份者基于在新土地实施业权注册制度的实际经验,进一步商讨现有土地的转换机制。

LEGISLATIVE BACKGROUND

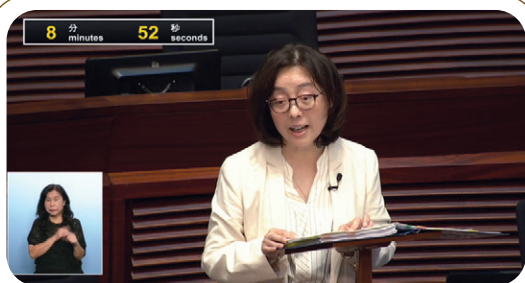
The present land registration system in Hong Kong is a deeds registration system operating under the Land Registration Ordinance (Cap. 128) (LRO), which governs the priority of registered instruments in the land register but gives no guarantee of title to land.

After the enactment of the Land Titles Ordinance (Cap. 585) (LTO) in 2004 (not yet in operation), which provides for the legislative framework for implementing the Title Registration System (TRS) in Hong Kong, the LTO Steering Committee (LTOSC) and the LTO Review Committee (LTO RC), comprising representatives of key stakeholders, were set up to steer and carry out the review of the LTO before its commencement, and propose amendments to the LTO if necessary, so as 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, LTO RC and TREC are at Annexes II (d), (e) and (f) respectively.

Given that consensus on the mechanism for converting existing land under the LRO to registered land under the LTO had yet to be reached among key stakeholders, in order not to delay the implementation of the TRS, the Government subsequently proposed to implement the new registration system on newly granted land first ("new land first" proposal). Key stakeholders and members of the Legislative Council (LegCo) supported this approach. 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 proposal will allow the Government and key stakeholders to further deliberate the mechanism for conversion of existing land in the light of operational experience gained in implementing the TRS on new land.

立法进展及最新情况

2025/26年度是土地注册处的一个重要里程碑。立法会在详细审议和讨论后，于2025年9月通过了《2025年业权及土地的注册（杂项修订）条例草案》（《条例草案》）。《条例草案》考虑了主要持份者的意见，对2004年制定的《业权条例》提出修订。《条例草案》的通过是我们与主要持份者持续沟通的成果，标志着香港土地注册制度迈向现代化的重要一步。新制度预计将于2027年上半年推行。



LEGISLATIVE PROGRESS AND UPDATES

The year 2025/26 marked a significant milestone for the Land Registry (LR). After detailed scrutiny and discussion by the LegCo, the Registration of Titles and Land (Miscellaneous Amendments) Bill 2025 (Bill), which proposes amendments to the LTO enacted in 2004 having regard to the views of key stakeholders, was passed in September 2025. The passage of the Bill is the fruit of continuous engagement of key stakeholders by the LR and represents a major step forward in modernising Hong Kong's land registration system. The new system is expected to be launched in the first half of 2027.



自此，土地注册处为在新土地实施业权注册制度展开多项筹备工作，包括草拟立法建议以制定新的附属法例、开发配备网上平台供电子交付注册申请的新资讯科技系统，以及为公众及业界人士策划宣传和教育活动。

Since then, the LR has embarked on a number of preparatory works for the implementation of the TRS on new land, including drafting of legislative proposals for new subsidiary legislation, developing a new IT system with an online platform for electronic lodgement of applications for registration, and planning publicity and educational activities for the general public and industry practitioners.

土地注册处亦持续就实施细节与主要持份者及业界人士保持沟通。我们于2025年10月与督导委员会举行午餐会议，向主要持份者汇报最新进展及实施计划。我们亦为香港律师会辖下的物业委员会举办多场简介会，讲解新制度下的建议注册流程及申请表格事宜。

The LR has also continued to engage key stakeholders and industry practitioners on the implementation details. A luncheon meeting of the LTOSC was held in October 2025 to update key stakeholders on the latest developments and implementation plan. Several briefing sessions were given to the Property Committee of the Law Society of Hong Kong on the proposed registration workflow and application forms to be adopted under the new system.



《业权条例》督导委员会午餐会议
A luncheon meeting of the
LTO Steering Committee

迈向业权注册 MOVING TOWARDS TITLE REGISTRATION

于2025年12月至2026年2月期间，我们透过特定行业问卷收集业界的培训需求，并于2026年5月举行的教育委员会会议上，向委员简报调查结果及建议的教育活动计划。教育委员会通过了自2026年年底起展开教育活动的建议，即于2027年上半年在新土地实施业权注册制度前约六个月。

The training requirements of industry practitioners were collected through sector-specified questionnaires between December 2025 and February 2026. Members of the TREC were briefed on the survey results and the proposed plan of educational activities at the meeting held in May 2026. TREC endorsed the proposal to launch the educational activities starting from the end of 2026, around six months prior to the implementation of the TRS on new land in the first half of 2027.



业权注册教育委员会会议
Meeting with members of the
Title Registration Education Committee

在将现有土地转换至业权注册制度方面，土地注册处已启动内部研究，透过进行抽样筛查，评估现有300万份土地登记册中存在业权问题的范围及类型，以便制订可行的转换方案。同时，我们正透过概念验证研究，探讨如何在土地登记册的业权筛查中应用人工智能。政府已于2026年7月与立法会发展事务委员会分享筛查的初步结果，以及对转换方案的初步意见。我们预期在新土地实施业权注册制度后所累积的经验，将有助各方就转换机制达成共识。我们的目标是在新土地落实业权注册制度后制定转换方案与持份者展开讨论，以期逐步将制度扩展至现有土地。

Regarding the conversion of existing land to the TRS, the LR has kick-started internal research to assess the scope and types of title problems in the existing three million land registers by conducting sample screening to facilitate the formulation of feasible conversion proposals. In parallel, effort is being made to explore the application of Artificial Intelligence in title screening of the land registers through a proof-of-concept study. The Government has shared the preliminary findings of the screening exercises and the initial views on conversion proposals with the LegCo Panel on Development in July 2026. It is expected that the experience gained after the implementation of the TRS on new land will facilitate various parties in reaching a consensus on the conversion mechanism. The LR aims to formulate a conversion proposal for discussion with stakeholders after implementation of the TRS on new land, with a view to expanding the system to existing land progressively.

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有意义的慈善及义工活动，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，为有需要的不同社群送上心意与支持。

从参加「再生玩具工程师」活动，为二手玩具进行分类、修复和清洁，以转赠予低收入家庭的小朋友，到参加「希望之盒」礼物捐赠活动，为亚洲的贫困儿童送上具教育意义及有趣的礼物，我们为许多儿童和青少年带来欢乐与支持。

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，以及收集由同事捐赠的剩余食品。我们的义工队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。作为我们对长者照顾承诺的一部分，我们的义工亦在深水埗、牛池湾及沙田进行家访，并向长者及其照顾者派发福袋。此外，我们参与「彩虹邨社区探索游戏」活动，让公众进一步认识年长居民于彩虹邨重建期间所面对的需求。

我们亦积极参与慈善筹款活动，包括书籍义卖及「保良局慈善步行2026」，进一步体现我们建立关爱共融社会的坚定承诺。

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 building a compassionate and inclusive community through active involvement in meaningful charity and voluntary work.

In addition to staff's participation 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 engaged in a wide range of voluntary services, offering heartfelt support to different community groups in need.

From participating in the "Toy Reborn Engineer" programme, where we sorted, repaired and cleaned second-hand toys for donation to children from low-income families, to taking part in the "Box of Hope" gift donation event that delivered educational and fun gifts to children in need across Asia, we have brought joy and support to many 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 Team, our volunteers extended their outreach to ethnic minority families in the Yau Tsim Mong district. As part of our commitment to elderly care, our volunteers also conducted home visits and distributed gift bags to the elderly and their carers in Sham Shui Po, Ngau Chi Wan and Sha Tin. In addition, we participated in an orientation game to raise public awareness of the needs of elderly residents amid the redevelopment of Choi Hung Estate.

We also actively took part in fundraising charity initiatives, including charity book sales and the Po Leung Kuk Charity Walk 2026, further reinforcing our dedication to fostering a caring and harmonious society.



2025年6月到「银杏馆」参与食物援助活动。
Food assistance event at “Gingko House” restaurants in June 2025.



2025年7月参加「再生玩具工程师」活动。
“Toy Reborn Engineer” programme in July 2025.



2025年10月及11月参加「希望之盒」礼物捐赠活动。
“Box of Hope” gift donation event in October and November 2025.



2025年11月参与为居住彩虹邨并面临重建的长者而设的社区探索游戏。
Orientation game for elderly residents amid the redevelopment of Choi Hung Estate in November 2025.



2026年2月参加保良局慈善步行。
Po Leung Kuk Charity Walk in February 2026.



2026年2月农历新年期间举办贺年食品捐赠活动。
Surplus food donation activity during Chinese New Year in February 2026.

促进平等机会及无障碍环境

我们致力消除基于性别、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 are committed to eliminating employment discrimination related to sex, disability, family status and race, and actively promoting equal opportunities for all staff members.

在2025/26年度，我们共有24名残疾员工，占本处员工总人数的5%。我们会为他们提供必要的辅助器材，以便履行职务。

我们亦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在本处处所为有需要的人士提供协助。我们会定期检视设施，确保其畅通易达，并特别为无障碍主任及助理无障碍主任等员工提供讲座和培训，提升他们对无障碍环境的认识及掌握所需技能，为有特别需要的客户提供更优质的服务。

我们于2026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的日常经历及不时遇到的困难，以提升员工对残疾人士需要的认知和了解。

在2025年，我们继续参与公务员事务局的「残疾学生实习计划」及「非华裔学生实习计划」，为有需要人士及少数族裔提供培训实习的机会。我们共安排四位实习生为部门提供一般的行政及文书支援，并为他们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。

我们积极邀请社会企业竞投本处办公室的清洁服务合约，为弱势社群创造更多就业机会。

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。我们已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。我们已制订清晰的职业安全指引和程序，并提供符合人体工程学的办公室家具和设施，以保障职业健康。我们会定期巡查工作间，以确保办公地方的安全。

In 2025/26, we had 24 staff members with disabilities, representing 5% of the total strength of the LR. We provided necessary technical aids to support them in performing their duties.

We also provide barrier-free facilities for members of the public. Designated Access Officers and Assistant Access Officers are available at the LR's premises to offer assistance to people in need. We regularly review our facilities to ensure they are accessible, and arrange seminars and training for our staff, particularly the Access Officers and Assistant Access Officers, to enrich their knowledge of barrier-free environments and to equip them with the necessary skills to better serve customers with special needs.

In February 2026, we organised an experience sharing session for our staff with a non-government organisation. Persons with different types of impairment shared their daily experiences, at times with difficulties, so as to enhance our staff's awareness and understanding of the needs of persons with disabilities.

We continued to provide placement opportunities for people in need and ethnic minorities in 2025 through participating in the Civil Service Bureau's Internship Scheme for Students with Disabilities and Internship Programme for Non-ethnic Chinese Students. Four interns were recruited to provide general administrative and clerical support for the offices. Experienced mentors were designated to provide them with prompt assistance and support to facilitate them in performing the assigned tasks.

To create more job opportunities for the socially disadvantaged groups, we proactively invited social enterprises to bid for our office cleansing service contracts.

Upholding Occupational Health Care for Employees

We place great importance on the occupational safety and health of our employees. We have established a departmental Safety Management Committee to formulate and implement departmental policy on occupational safety and health. We have put in place clear guidelines and procedures on occupational safety and have provided ergonomic office furniture and equipment to safeguard occupational health. Routine workplace inspections are conducted to ensure that the offices remain free from safety hazards.

环境、社会及管治报告 ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORTING

在2025/26年度，我们为员工举办了34个讲座／工作坊，相关课题包括预防上下肢劳损、预防筋肌劳损、工作间的急救常识等。我们亦透过外界专业人士为员工提供辅导服务，协助他们面对与工作相关或其个人的问题，充分体现我们关怀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「渣打香港马拉松2026」及「发展局长跑比赛2025/26」，以鼓励员工保持身体健康。

In 2025/26, a total of 34 seminars/workshops on subjects such as prevention of upper and lower limb disorders, prevention of Musculoskeletal Disorders and First Aid Care in the Workplace were provided for our staff. We also offered counselling services through external specialists to support staff facing work-related or personal issues, demonstrating our commitment to caring for the overall well-being of our employees.

To maintain staff's awareness of work safety, mental well-being and physical fitness, we regularly share useful information and tips through our e-Staff Magazine. The Staff Recreation Club has also encouraged staff to maintain their physical fitness by subsidising them to participate in sports activities such as the Standard Chartered Hong Kong Marathon 2026 and the Development Bureau Distance Run 2025/26.



渣打香港马拉松2026
Standard Chartered Hong Kong Marathon 2026



发展局长跑比赛2025/26
Development Bureau Distance Run 2025/26

在2025/26年度，我们继续致力透过增加绿化元素和进行必要的装修工作，营造一个舒适和愉快的工作环境。

我们自2003年起参与环境保护署的「室内空气质素检定计划」。在2025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。

In 2025/26, we continued our efforts to maintain a comfortable and pleasant office environment by adding greenery elements and carrying out necessary fitting out works.

Since 2003, we have participated in the Indoor Air Quality Certification Scheme of the Environmental Protection Department. In 2025, 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 provide lactation facilities for female staff members who wish to continue breastfeeding upon returning from maternity leave.

凝聚团队力量

员工资源是我们的重要资产。为鼓励管理层与员工之间的有效沟通及紧密合作，「部门协商委员会」约每季举行会议，促进与员工福祉相关事宜的建设性讨论。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，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超过10,500份文件，涵盖各类服务的案例、参考资料和培训材料，为员工提供一个全面且便捷的工具，从而提升他们的日常工作效能。

我们已推行「工作表现奖励计划」，以激励员工、培育客户服务文化并提高生产力。本处也设立「最佳前线员工奖励计划」，以表彰表现卓越的前线员工。

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：

- ① 制定清晰的环保政策，订明须采取行动的主要范畴；
- ① 公布环保管理指引；
- ① 定期到各个办公室进行环保审核和突击巡查；
- ① 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；
- ① 使用环保采购，以及要求负责办公室清洁服务的营办商采取环保做法；
- ① 透过定期的内部通讯，向员工推广环保意识；
- ① 在切实可行范围内减少用纸及重用纸张；

Thriving for Team Work

Staff resources are our vital asset. To encourage effective communication and close collaboration between management and staff, Departmental Consultative Committee meetings are held about once every quarter. This facilitates constructive discussions on matters related to staff well-being. Besides, the LR Staff Suggestions Committee provides an effective avenue for all staff to contribute suggestions that 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 10,500 documents in the database, comprising sample cases, reference and training materials for various services, the system serves as a comprehensive and easily accessible tool for our staff in enhancing their work effectiveness in daily operation.

We have put in place a Performance Incentive Scheme to motivate employees, inculcate a customer service culture and boost productivity. A Best Frontline Staff Award is also established to commend frontline staff who display exemplary performance.

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:

- ① set out a clear environmental policy with key areas for actions;
- ① promulgated green housekeeping guidelines;
- ① conducted regular environmental audit and surprise inspections at our offices;
- ① continued our drive in 4-Rs (i.e. reduce, reuse, recycle and replace) and efficient use of energy and resources;
- ① adopted green procurement and required the adoption of environment conservation practices by the office cleansing service contractor;
- ① promoted environmental awareness among staff through regular internal communication;
- ① reduced and reused paper as far as practicable;

环境、社会及管治报告 ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORTING

- 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；
 - 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网上服务，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。
- installed lighting motion sensors in office premises;
 - incorporated the greening concept in office design;
 - 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 through developing electronic submission means to facilitate customers in acquiring our services online, such as e-lodgement and e-memorial form, and streamlining workflows in our daily operation.



涵盖本处详尽环保表现的《2025年管制人员环保报告》可在[土地注册处的网站](#)浏览。

The Controlling Officer's Environmental Report 2025 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，制定服务标准，力求达至最佳的企业管治水平。

问责

本处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，而业务计划则用作评核本处每年业绩的基准。

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.

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。在灵活自主的基础上,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署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阅土地登记册的统计数据。

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2025/26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25个工作日缩短至20个工作日)及服务指标(由95%提升至97%)。我们亦将「修订土地登记册资料(复杂个案)」的服务指标由93%提升至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「在柜位办理提供土地纪录认证本(土地登记册及不连过大图则的影像处理副本)」的服务标准。2026/27年度新的服务承诺载于附件I (b)。

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 for staff, guidelines and circulars relevant to 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 are required to be tabled in the Legislative Council each year. To keep the public apprised of our work and the situation in the property market, we publish statistics on land registration and search of land registers on a monthly basis.

Performance Pledges

As part of our continuing commitment to improving the quality and efficiency of services, we have been reviewing our performance pledges annually since the establishment of the Trading Fund in 1993.

In 2025/26, we exceeded all the targets set in our performance pledges. In particular for registration of owners' corporations, we improved the service standard (from 25 to 20 working days) and performance target (from 95% to 97%). We also enhanced the performance target for amending registered data of complicated cases from 93% to 95%. 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 standards for the supply of certified copies of land records over the counter for land registers and imaged copies without oversized plans. The new set of performance pledges for 2026/27 is at Annex 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，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。

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。

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)。

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 the Digital Policy Office, as well as a dedicated one-stop customer service counter at our Customer Centre at the Queensway Government Offices, 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 for legal practitioners.

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 Government departments and public bodies.

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



土地注册处联合常务委员会午餐会议
A luncheon meeting of the LR Joint Standing Committee



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)

获客户认同的意见

我们十分重视客户回馈，并积极透过多种渠道与客户保持沟通，以确保提供优质服务。

我们于2025年3月至6月期间委聘顾问公司进行问卷调查，藉以评估客户对本处服务的满意度，从而识别可持续改善的范畴。本处的客户服务中心／新界查册中心服务、客户服务热线，以及「综合注册资讯系统」网上服务获得的整体满意度（按「非常满意」及「颇满意」的评级计算）为91.3%。



Recognised Customer Feedback

We place great importance on customer feedback and actively engage with customers through multiple channels to ensure the quality of our services.

With a view to gauging the level of customer satisfaction of the LR's services and identifying areas for continuous improvements, we commissioned a consultant to conduct a survey during March to June 2025. We achieved an overall satisfaction level of 91.3% (counting ratings of "Very satisfied" and "Quite Satisfied") for our services provided by the Customer Centre/New Territories Search Offices, together with the Customer Service Hotlines and Integrated Registration Information System Online Services.

在2025/26年度，透过意见卡收到的服务满意度（包括「非常满意」及「满意」的评级）为90.1%。本处透过客户服务热线、部门网站、意见卡、来信和电邮渠道共接获73个客户表扬，反映公众对我们致力提供优质服务的肯定。

In 2025/26, the satisfaction rate of our services received from comment cards was 90.1% (including ratings of "Very satisfied" and "Satisfied"). A total of 73 commendations were received through our customer service hotline, the LR's website, comment cards, letters and emails, reflecting public recognition of our commitment to delivering quality services.

以客为本的投诉管理制度

本处设有完善的投诉管理制度以有效地处理公众投诉。在2025/26年度，由本处接获或是经由其他政府部门转介的投诉共有13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 comprehensive complaint management system to handle public complaints effectively. In 2025/26, 13 complaints were received by us directly or through referrals from other Government offices. All relevant complaints were promptly addressed and fully responded to.

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。

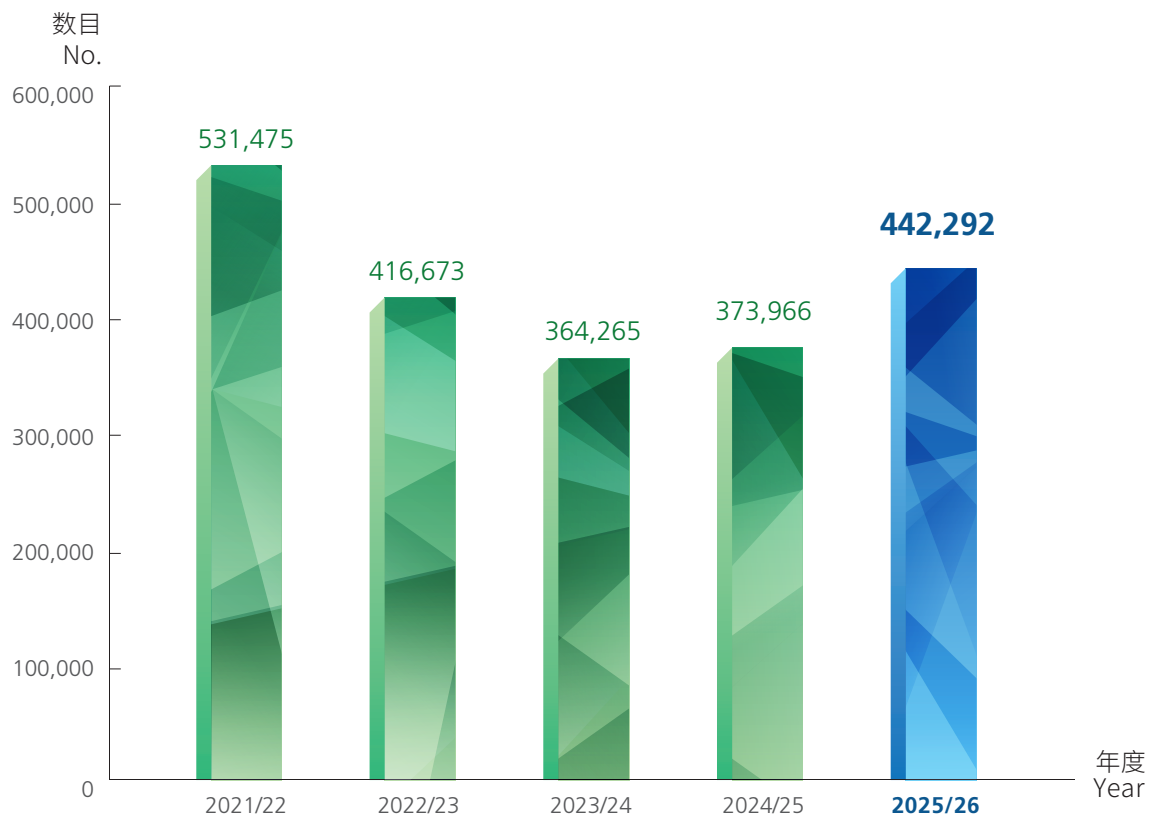
在2025/26年度，送交注册的土地文件共442,292份，较2024/25年度增加18.3%。

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.

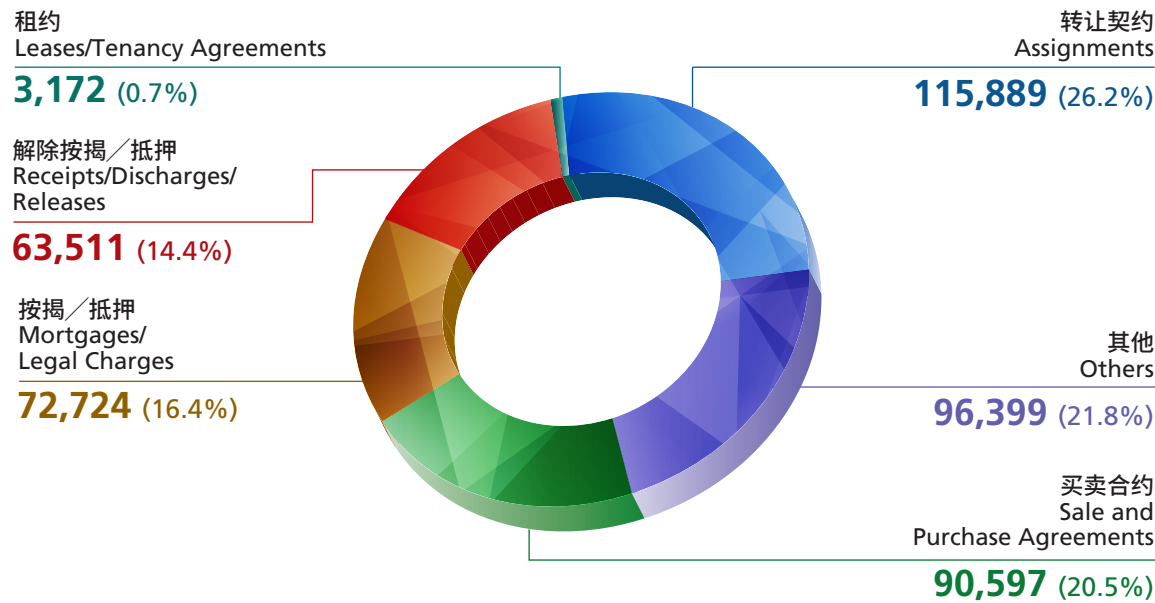
送交注册的土地文件数目
NO. OF LAND DOCUMENTS DELIVERED FOR REGISTRATION



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.

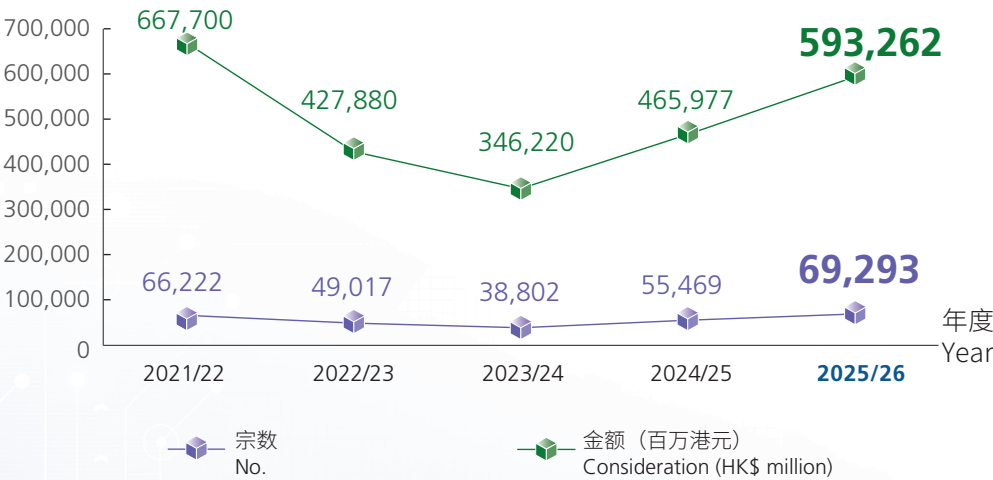
2025/26年度送交注册的土地文件类别
DISTRIBUTION OF LAND DOCUMENTS LODGED FOR REGISTRATION IN 2025/26



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



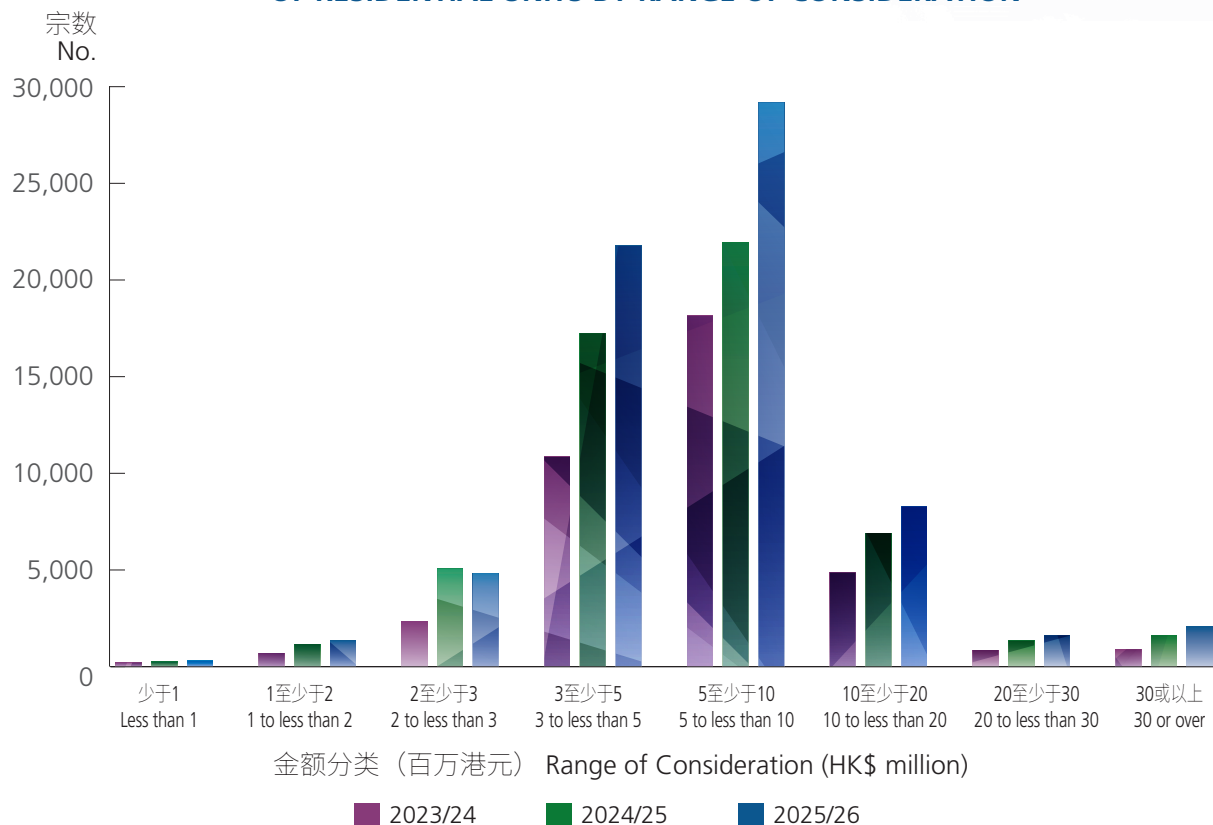
注：上述统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋等计划下的住宅买卖，除非有关单位转售限制期届满并已补偿差价。

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。

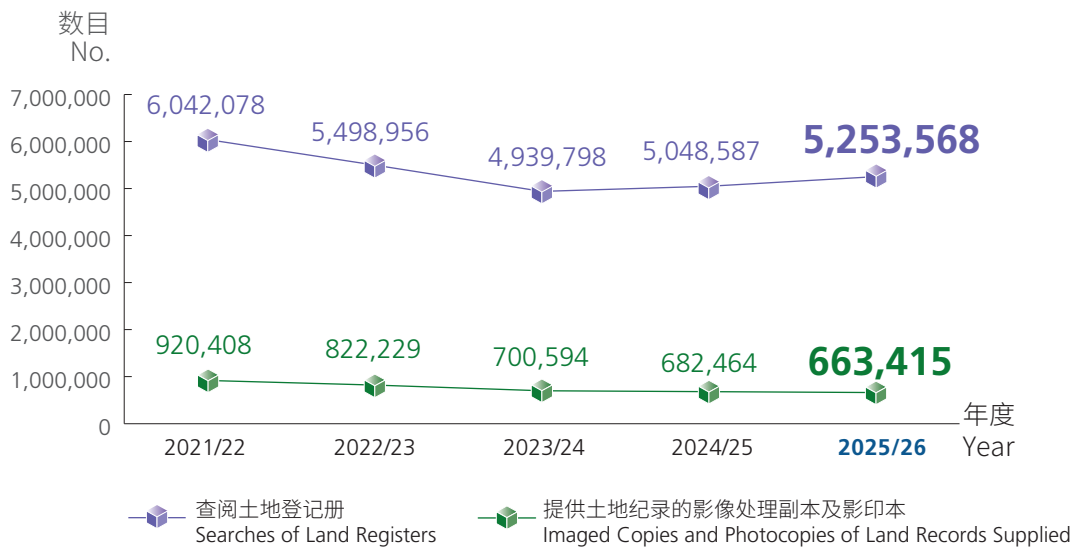
在2025/26年度，查阅土地登记册的宗数，以及提供土地纪录的影像处理副本和影印本的总数分别为5,253,568宗（较去年增加4.1%）及663,415份（较去年减少2.8%）。

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.

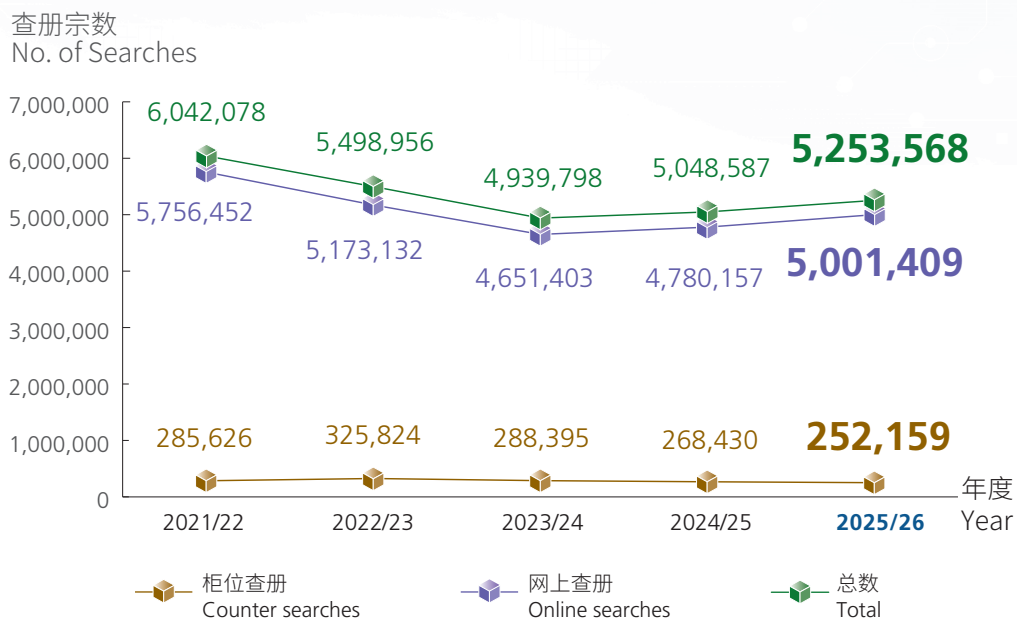
查阅土地登记册宗数和提供土地纪录的影像处理副本及影印本份数
NO. OF SEARCHES OF LAND REGISTERS & IMAGED COPIES AND
PHOTOCOPIES OF LAND RECORDS SUPPLIED



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，用户可享有多项增值服务，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）下的认可机构扩展應用程式介面服务。继2025年成功为认可机构推出电子提示服务應用程式介面，以及土地查册應用程式介面后，我们亦于2026年1月推出「查阅业主名下物业资料」應用程式介面。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.

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），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.

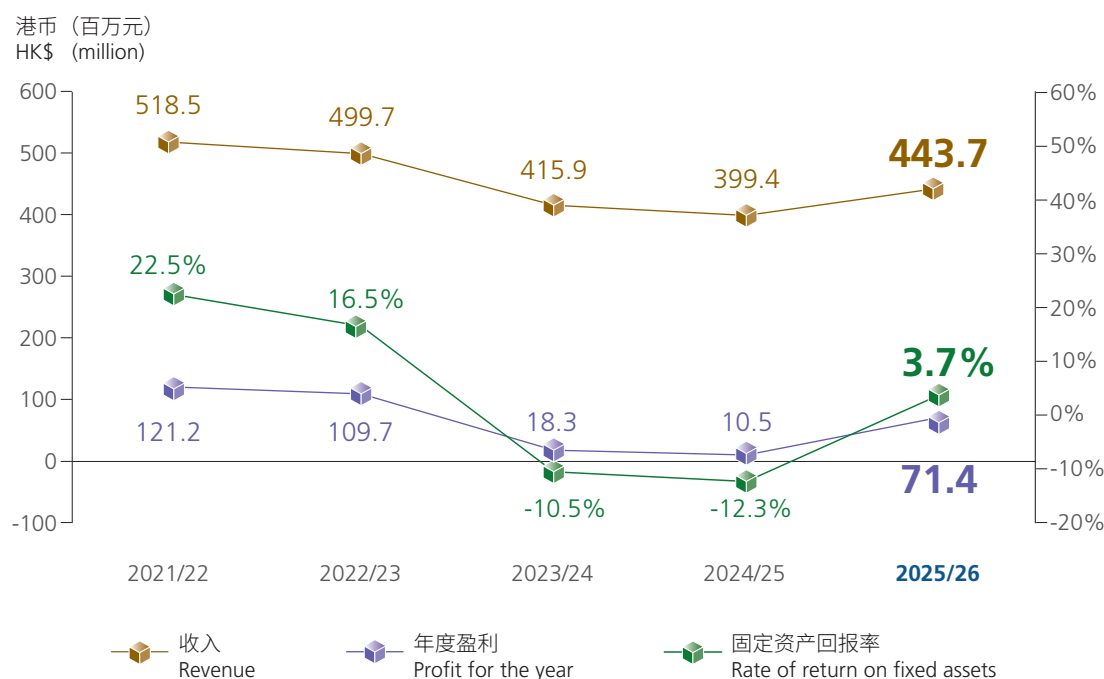
实际表现

与2024/25年度比较，最新年度的收入增加4,430万元（上升11.1%）至4.437亿元，主要原因是办理文件注册的收入有所增加。运作成本减少1,360万元（下跌3.1%）至4.298亿元，主要原因是员工费用有所减少。

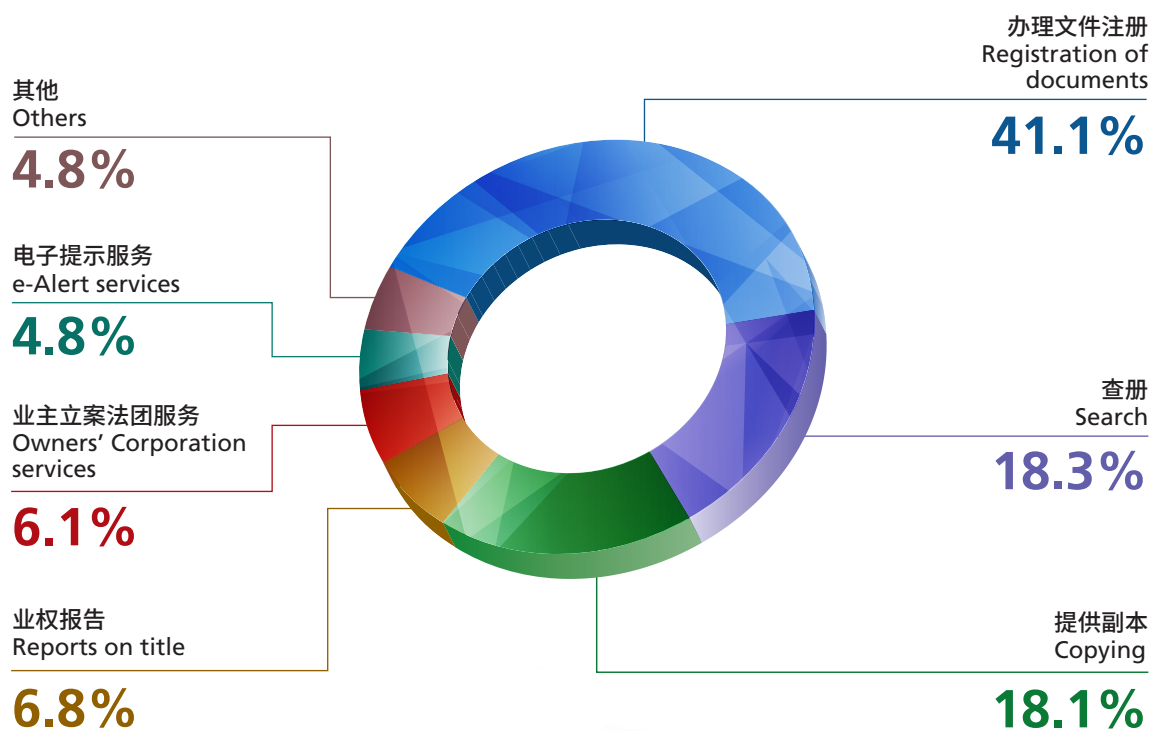
ACTUAL PERFORMANCE

In comparison to 2024/25, revenue for 2025/26 increased by \$44.3 million (+11.1%) to \$443.7 million, mainly due to an increase in revenue from registration of documents. Operating costs decreased by \$13.6 million (-3.1%) to \$429.8 million, primarily due to a decrease in staff costs.

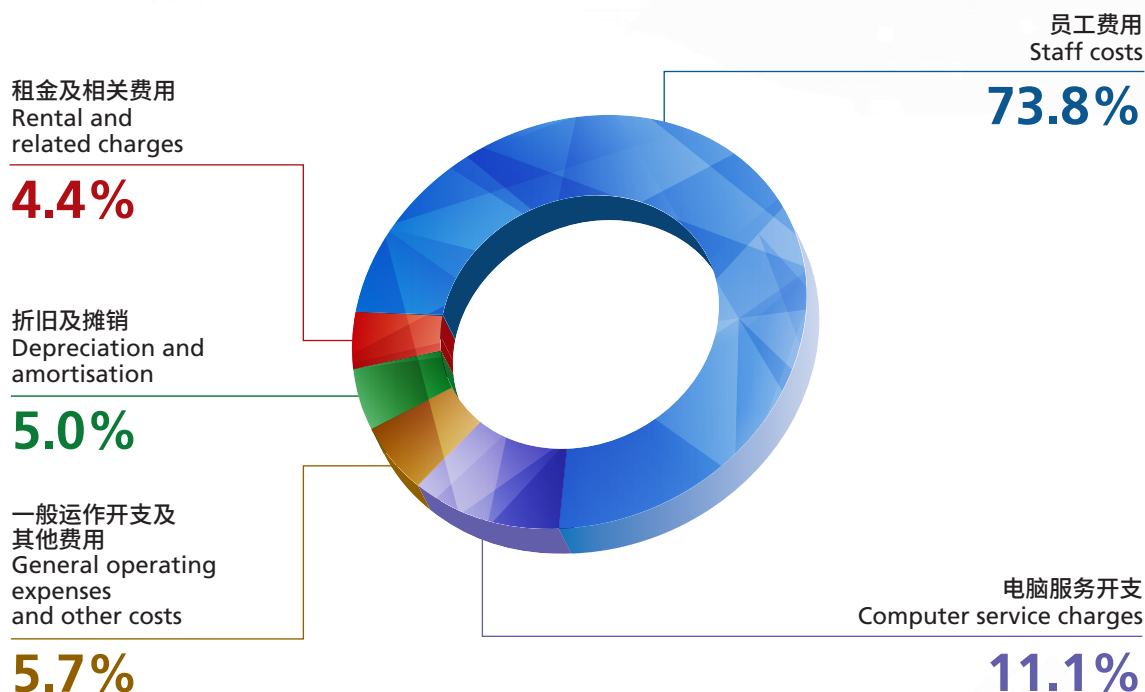
财政表现 FINANCIAL PERFORMANCE



2025/26年度收入分析
ANALYSIS OF REVENUE 2025/26



2025/26年度运作成本分析 ANALYSIS OF OPERATING COSTS 2025/26



展望

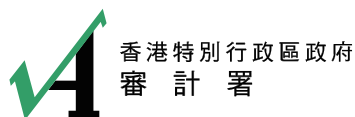
土地注册处营运基金的收入和固定资产回报率主要取决于注册、查册、提供副本、业权报告服务（向相关政府部门提供）及电子提示服务的数量，而有关数量会受到物业市场和其他相关因素影响。我们会继续严谨控制成本。

FORECAST

The LRTF's revenue and return on fixed assets depend mainly on the business volume of registration, search, copying, reports on title (provided to relevant Government departments) 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刊载于第47至79页土地注册处营运基金的财务报表，该等财务报表包括于2026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2026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2025-26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 47 to 79, which comprise the statement of financial position as at 31 March 2026, 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 2026, 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 2025-26 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.

审计署署长报告 REPORT OF THE DIRECTOR OF AUDIT

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
2026年9月25日

Audit Commission
6th Floor, High Block
Queensway Government Offices
66 Queensway, Hong Kong
25 September 2026

财务报表

CERTIFIED FINANCIAL STATEMENTS



全面收益表

STATEMENT OF COMPREHENSIVE INCOME

截至二零二六年三月三十一日止年度
(以港币千元位列示)

for the year ended 31 March 2026
(Expressed in thousands of Hong Kong dollars)

		附注 Note	2026	2025
来自客户合约之收入	Revenue from contracts with customers	4	443,725	399,452
运作成本	Operating costs	5	(429,838)	(443,453)
运作盈利／(亏损)	Profit/(Loss) from operations		13,887	(44,001)
其他收入	Other income	6	57,540	54,493
年度盈利	Profit for the year		71,427	10,492
其他全面收益	Other comprehensive income		—	—
年度总全面收益	Total comprehensive income for the year		71,427	10,492
固定资产回报率	Rate of return on fixed assets	7	3.7%	-12.3%

第53至79页的附注为本财务报表的一部分。

The notes on pages 53 to 79 form part of these financial statements.

财务状况表

STATEMENT OF FINANCIAL POSITION

于二零二六年三月三十一日
(以港币千元位列示)

as at 31 March 2026
(Expressed in thousands of Hong Kong dollars)

		附注 Note	2026	2025
非流动资产	Non-current assets			
物业、设备及器材	Property, plant and equipment	8	267,363	270,423
使用权资产	Right-of-use assets	9(a)	–	7,457
无形资产	Intangible assets	10	119,347	94,890
外汇基金存款	Placement with the Exchange Fund	11	1,163,705	1,114,660
			1,550,415	1,487,430
流动资产	Current assets			
应收帐款及其他应收款项	Trade and other receivables	12,13(a)	33,089	29,073
应收关连人士帐款	Amounts due from related parties	13(a)	7,766	10,783
银行存款	Bank deposits		171,000	195,000
现金及银行结余	Cash and bank balances		11,839	12,457
			223,694	247,313
流动负债	Current liabilities			
递延收入	Deferred revenue	13(b)	10,710	8,811
客户按金	Customers' deposits	14	53,801	53,874
应付帐款及其他应付款项	Trade and other payables		17,979	14,557
应付关连人士帐款	Amounts due to related parties		3,966	4,115
租赁负债	Lease liabilities	9(b)	–	3,173
雇员福利拨备	Provision for employee benefits	15	7,909	14,678
			94,365	99,208
流动资产净额	Net current assets		129,329	148,105
总资产减去流动负债	Total assets less current liabilities		1,679,744	1,635,535

第53至79页的附注为本财务报表的一部分。

The notes on pages 53 to 79 form part of these financial statements.

财务状况表(续) STATEMENT OF FINANCIAL POSITION (CONTINUED)

		附注 Note	2026	2025
非流动负债	Non-current liabilities			
递延收入	Deferred revenue	13(b)	13,144	12,975
租赁负债	Lease liabilities	9(b)	—	4,595
雇员福利拨备	Provision for employee benefits	15	42,246	43,510
			55,390	61,080
资产净额	NET ASSETS		1,624,354	1,574,455
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	1,506,054	1,456,155
			1,624,354	1,574,455

陆嘉健先生, JP
土地注册处营运基金总经理
二零二六年九月二十五日

Mr Bruno LUK, JP
General Manager, Land Registry Trading Fund
25 September 2026

第53至79页的附注为本财务报表的一部分。
The notes on pages 53 to 79 form part of these financial statements.

权益变动表

STATEMENT OF CHANGES IN EQUITY

截至二零二六年三月三十一日止年度
(以港币千元位列示)

for the year ended 31 March 2026
(Expressed in thousands of Hong Kong dollars)

		附注 Note	2026	2025
在年初的结余	Balance at beginning of year		1,574,455	1,584,681
年度总全面收益	Total comprehensive income for the year		71,427	10,492
政府法定回报	Statutory return to the Government	17	(21,528)	(20,718)
在年终的结余	Balance at end of year		1,624,354	1,574,455

第53至79页的附注为本财务报表的一部分。
The notes on pages 53 to 79 form part of these financial statements.

现金流量表

STATEMENT OF CASH FLOWS

截至二零二六年三月三十一日止年度
(以港币千元位列示)

for the year ended 31 March 2026
(Expressed in thousands of Hong Kong dollars)

		2026	2025
营运活动的现金流量	Cash flows from operating activities		
运作盈利／(亏损)	Profit/(Loss) from operations	13,887	(44,001)
调整：	Adjustments for:		
折旧及摊销	Depreciation and amortisation	21,577	25,291
租赁负债的利息支出	Interest expense on lease liabilities	80	305
处置物业、设备及器材 盈利	Gain on disposals of property, plant and equipment	(4)	—
应收款项及应收关连人士 帐款的减少／(增加)	Decrease/(Increase) in receivables and amounts due from related parties	51	(1,848)
递延收入的增加	Increase in deferred revenue	2,068	756
客户按金的(减少)／增加	(Decrease)/Increase in customers' deposits	(73)	124
应付款项及应付关连人士 帐款的(减少)／增加	(Decrease)/Increase in payables and amounts due to related parties	(2,667)	693
雇员福利拨备的减少	Decrease in provision for employee benefits	(8,033)	(9,563)
来自／(用于)营运活动的 现金净额	Net cash from/(used in) operating activities	26,886	(28,243)

第53至79页的附注为本财务报表的一部分。

The notes on pages 53 to 79 form part of these financial statements.

现金流量表 (续) STATEMENT OF CASH FLOWS (CONTINUED)

	附注 Note	2026	2025
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	24,000	71,000
购买物业、设备及器材和无形资产	Purchase of property, plant and equipment, and intangible assets	(34,829)	(36,104)
出售物业、设备及器材所得	Proceeds from disposals of property, plant and equipment	4	—
外汇基金存款的增加	Increase in placement with the Exchange Fund	(49,045)	(39,771)
已收利息	Interest received	56,490	56,856
支付租赁还原费	Payments for lease reinstatement	(26)	—
(用于) / 来自投资活动的现金净额	Net cash (used in)/from investing activities	(3,406)	51,981
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	(21,528)	(20,718)
支付租赁负债	Payments of lease liabilities 9(b)	(2,570)	(3,742)
用于融资活动的现金净额	Net cash used in financing activities	(24,098)	(24,460)
现金及等同现金的减少净额	Net decrease in cash and cash equivalents	(618)	(722)
在年初的现金及等同现金	Cash and cash equivalents at beginning of year	12,457	13,179
在年终的现金及等同现金	Cash and cash equivalents at end of year 18	11,839	12,457

第53至79页的附注为本财务报表的一部分。

The notes on pages 53 to 79 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 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.

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)

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.

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

		2026	2025
办理文件注册	Registration of documents	182,551	134,216
查册	Search	81,234	79,499
提供副本	Copying	80,086	80,131
业权报告	Reports on title	30,292	43,291
电子提示服务	e-Alert services	21,540	18,433
业主立案法团服务	Owners' corporation services	26,940	26,172
其他	Others	21,082	17,710
总额	Total	443,725	399,452

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

		2026	2025
员工费用	Staff costs		
– 薪酬及其他员工费用	– Salaries and other staff costs	294,778	314,221
– 《强制性公积金计划条例》下的计划供款	– Contributions to the schemes under MPFSO	22,446	20,469
一般运作开支	General operating expenses	19,941	15,166
电脑服务开支	Computer service charges	47,831	43,999
租金及相关费用	Rental and related charges	18,756	18,615
中央行政费用	Central administrative overheads	3,949	4,984
折旧及摊销	Depreciation and amortisation	21,577	25,291
审计费用	Audit fees	560	708
总额	Total	429,838	443,453

6. 其他收入

OTHER INCOME

		2026	2025
利息：	Interest from:		
– 银行存款	– bank deposits	6,815	12,517
– 外汇基金存款	– placement with the Exchange Fund	50,725	41,976
总额	Total	57,540	54,493

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%（二零二五年：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% (2025: 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 Land and Buildings	电脑 器材 Computer Equipment	器材、 家具 及装置 Equipment, Furniture and Fittings	汽车 Motor Vehicles	总额 Total
成本						
Cost						
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
在二零二五年四月一日	At 1 April 2025	350,000	209,386	30,577	237	590,200
添置	Additions	–	6,621	222	–	6,843
出售/注销	Disposals	–	(2,479)	–	–	(2,479)
在二零二六年三月三十一日	At 31 March 2026	350,000	213,528	30,799	237	594,564
累计折旧						
Accumulated depreciation						
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
在二零二五年四月一日	At 1 April 2025	116,700	173,067	29,868	142	319,777
年内费用	Charge for the year	–	9,521	334	48	9,903
出售/注销回拨	Written back on disposals	–	(2,479)	–	–	(2,479)
在二零二六年三月三十一日	At 31 March 2026	116,700	180,109	30,202	190	327,201
帐面净值						
Net book value						
在二零二六年三月三十一日	At 31 March 2026	233,300	33,419	597	47	267,363
在二零二五年三月三十一日	At 31 March 2025	233,300	36,319	709	95	270,423

在二零二六年三月三十一日，于物业、设备及器材的帐面值中确认的 811 万港元为在建工程的金额（二零二五年：590 万港元）。

As at 31 March 2026, HK\$8.1 million (2025: 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	
		2026	2025
成本	Cost		
在年初	At beginning of year	29,616	30,314
添置	Addition	26	–
重新计量租赁负债	Remeasurement of lease liabilities	(5,278)	(698)
终止租赁合同	Termination of a lease contract	(24,364)	–
在年终	At end of year	–	29,616
累计折旧	Accumulated depreciation		
在年初	At beginning of year	22,159	18,803
年内费用	Charge for the year	2,205	3,356
终止租赁合同	Termination of a lease contract	(24,364)	–
在年终	At end of year	–	22,159
帐面净值	Net book value		
在年终	At end of year	–	7,457

(b) 租赁负债

Lease liabilities

		2026	2025
流动	Current	–	3,173
非流动	Non-current	–	4,595
总额	Total	–	7,768

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.

		2026	2025
在年初	At beginning of year	7,768	11,903
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	(2,570)	(3,742)
非现金变动：	Non-cash changes:		
租赁负债的利息支出	Interest expense on lease liabilities	80	305
重新计量租赁负债	Remeasurement of lease liabilities	(5,278)	(698)
在年终	At end of year	—	7,768

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:

		2026	2025
一年内	Within one year	—	3,410
一年后至两年内	After one year but within two years	—	3,720
两年后至五年内	After two years but within five years	—	980
总额	Total	—	8,110

(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

		2026	2025
租赁负债的利息支出	Interest expense on lease liabilities	80	305

(d) 租赁之现金流出总额

Total cash outflow for leases

		2026	2025
租赁负债	Lease liabilities	2,570	3,742

基金在二零二六年一月九日提前终止了一份租赁合约。使用权资产和相应的租赁负债的帐面值已完全注销确认。

On 9 January 2026, the Fund early terminated one lease contract. The carrying amounts of the right-of-use assets and the corresponding lease liabilities were fully derecognised.

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	
		2026	2025
成本	Cost		
在年初	At beginning of year	317,668	289,456
添置	Additions	33,926	28,212
出售／注销	Disposals	(467)	—
在年终	At end of year	351,127	317,668
累计摊销	Accumulated amortisation		
在年初	At beginning of year	222,778	212,063
年内费用	Charge for the year	9,469	10,715
出售／注销回拨	Written back on disposals	(467)	—
在年终	At end of year	231,780	222,778
帐面净值	Net book value		
在年终	At end of year	119,347	94,890

11. 外汇基金存款

PLACEMENT WITH THE EXCHANGE FUND

外汇基金存款结余为11.637亿港元（二零二五年：11.147亿港元），其中7.9亿港元（二零二五年：7.9亿港元）为本金及3.737亿港元（二零二五年：3.247亿港元）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\$1,163.7 million (2025: HK\$1,114.7 million), being the principal sums of HK\$790 million (2025: HK\$790 million) plus interest paid but not yet withdrawn at the reporting date of HK\$373.7 million (2025: HK\$324.7 million). The term of the placement is six years from the date of placement, during which the amount of principal sums cannot be withdrawn.

11. 外汇基金存款(续)

PLACEMENT WITH THE EXCHANGE FUND (continued)

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。二零二六历年的固定息率为每年4.8%，而二零二五历年为每年4.4%。

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 4.8% per annum for the calendar year 2026 and at 4.4% per annum for the calendar year 2025.

12. 应收帐款及其他应收款项 TRADE AND OTHER RECEIVABLES

		2026	2025
应收帐款	Trade receivables	11,168	9,568
应计利息：	Accrued interest from:		
– 银行存款	– bank deposits	1,493	2,123
– 外汇基金存款	– placement with the Exchange Fund	13,773	12,093
预付款项	Prepayments	6,655	5,289
总额	Total	33,089	29,073

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，于二零二六年三月三十一日的应收款项结余为777万港元（二零二五年：1,078万港元），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 2026 of HK\$7.8 million (2025: HK\$10.8 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	2026	2025
注册服务费	Registration fees	8,396	6,654
电子提示服务费	e-Alert service fees	13,955	13,646
其他服务费	Other service fees	1,503	1,486
总额	Total	23,854	21,786
代表：	Representing:		
流动负债	Current liabilities	10,710	8,811
非流动负债	Non-current liabilities	13,144	12,975
总额	Total	23,854	21,786

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:

		2026	2025
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	(6,129)	(5,733)
因年内收取预缴费用而增加	Increase due to advance payments received during the year	8,197	6,489

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

		2026	2025
在年初的结余	Balance at beginning of year	1,456,155	1,466,381
年度总全面收益	Total comprehensive income for the year	71,427	10,492
政府法定回报	Statutory return to the Government	(21,528)	(20,718)
在年终的结余	Balance at end of year	1,506,054	1,456,155

年内，政府根据《营运基金条例》指示将截至二零二五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，而该转拨于二零二六年三月完成（二零二五年：截至二零二四年三月三十一日止年度的目标回报的转拨于二零二五年三月完成）。

During the year, the Government directed the transfer of the target return (see note 7) for the year ended 31 March 2025 into general revenue pursuant to the Trading Funds Ordinance, and the transfer was completed in March 2026 (2025: the transfer of the target return for year ended 31 March 2024 was completed in March 2025).

18. 现金及等同现金

CASH AND CASH EQUIVALENTS

		2026	2025
现金及银行结余	Cash and bank balances	11,839	12,457
银行存款	Bank deposits	171,000	195,000
小计	Subtotal	182,839	207,457
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	(171,000)	(195,000)
现金及等同现金	Cash and cash equivalents	11,839	12,457

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1.046亿港元（二零二五年：1.230亿港元）。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\$104.6 million (2025: HK\$123.0 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3,244万港元（二零二五年：2,780万港元）。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\$32.4 million (2025: HK\$27.8 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22万2千港元（二零二五年：32万1千港元）。

acquisition of property, plant and equipment from related parties included fitting out projects. The total cost of these assets amounted to HK\$0.2 million (2025: HK\$0.3 million).

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. 金融风险管埋

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:

		2026	2025
信用评级：	Credit rating:		
Aa1至Aa3	Aa1 to Aa3	67,561	11,703
A1至A3	A1 to A3	115,102	195,102
总额	Total	182,663	206,805

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.

于二零二六年三月三十一日，以美元为本位的金融资产总计有5千港元（二零二五年：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 2026, financial assets totalling HK\$5,000 (2025: 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。于二零二六年三月三十一日，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580万港元（二零二五年：560万港元）。

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 2026, 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\$5.8 million (2025: HK\$5.6 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

于二零二六年三月三十一日，基金尚未在财务报表内拨备的资本承担如下：

As at 31 March 2026, the Fund had capital commitments, so far as not provided for in the financial statements, as follows:

		2026	2025
已批准及签约	Authorised and contracted for	9,799	14,339
已批准惟未签约	Authorised but not yet contracted for	252,201	226,562
总额	Total	262,000	240,901

22. 已颁布但于截至二零二六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 2026

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二零二六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，当中包括以下可能与基金相关的事项：

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 2026 and which have not been early adopted in these financial statements. These include the following which may be relevant to the Fund:

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

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」，引入财务报表列报和披露的新规定，包括全面收益表的新类别及已定义的小计项目的列报、强化资讯汇总与分解，以及有关由管理层定义的业绩指标的具体披露的规定。基金现正评估该准则对其财务报表产生的影响。该新准则将于二零二七年一月一日或之后开始的会计期生效，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 and disclosure in financial statements, including new categories and defined subtotals in the statement of comprehensive income, enhanced requirements for aggregation and disaggregation of information, and specific disclosures about management-defined performance measures. The Fund is in the process of assessing the 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) 2025/26年度服务承诺 PERFORMANCE PLEDGES 2025/26

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	97.5
(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	99.6
• 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 (% 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		
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	99.8
(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	99.8
• 影像处理副本 Imaged copies				
– 不连过大图则 Without oversized plans	3		97	100
– 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

附件I ANNEX I

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		95	99.7
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	15 (a+b)		90	97.4
(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			

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		
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		97	100
(b) 提供业主立案法团纪录副本 Supply of copies of OC records		30	90	100
11. 处理建议/投诉 Handling of suggestions/complaints	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) 2026/27年度服务承诺 (生效日期为2026年4月1日起)
PERFORMANCE PLEDGES 2026/27 (WITH EFFECT FROM 1 APRIL 2026)

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 Over the counter			
• 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 Order via online services			
(i) 亲身领取 Collection in person			
• 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) 邮寄或由传递公司递送 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
– 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)
	工作天 Working Day(s)	分钟 Minutes	Performance Target (% 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		30 ^(注3) (See Note 3)	97
• 不连过大图则的影像处理副本 Imaged copies without oversized plans		30 ^(注3) (See Note 3)	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

附件I ANNEX I

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
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		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	(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		97
(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			
	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

附件II

ANNEX II

(a) 2025/26年度土地注册处联合常务委员会委员 MEMBERSHIP OF THE LAND REGISTRY JOINT STANDING COMMITTEE 2025/26

主席 Chairperson

土地注册处
The Land Registry

谭惠仪女士
(至2025年11月)
陆嘉健先生
(2025年11月起)

Ms Joyce TAM Wai-yee
(Until November 2025)
Mr Bruno LUK Kar-kin
(From November 2025)

委员 Members

土地注册处
The Land Registry

陈肖玲女士
李德伟先生
梁慧娴女士

Ms Javy CHAN Chiu-ling
Mr Eric LEE Tak-wai
Ms Alice LEUNG Wai-han

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

刘少雯女士

Ms Eva LAU Siu-man

(b) 2025/26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) 2025/26

主席 Chairperson

土地注册处
The Land Registry

梁慧娴女士

Ms Alice LEUNG Wai-han

委员 Members

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

刘可杰先生
邓苑仪女士
郭晋昇先生

Mr Ivan LAU Ho-kit
Ms TANG Yuen-ye, Loren Gertrud
Mr Parco WU Chun-sing

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

潘达恒先生

Mr POON Tat-hang

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

黄英伟先生
(至2025年9月)
曹文康先生
(2025年9月起)

Mr Nick WONG Ying-wai
(Until September 2025)
Mr TSO Man-hong
(From September 2025)

香港银行公会
The Hong Kong Association of
Banks

钟奥华先生
林俊荣先生
(至2025年10月)
杨颖怡女士
(2025年10月起)

Mr Eric CHUNG Ou-wa
Mr Robert LAM Chun-wing
(Until October 2025)
Ms Queenie YEUNG
(From October 2025)

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

梁佩儿女士
李民康先生

Ms Jessica LEUNG Pui-ye
Mr Paul LI Man-hong

土地注册处
The Land Registry

陈肖玲女士
陈文仲先生
霍伟勤女士
(至2025年9月)
郭健基先生
(2025年10月起)
刘少雯女士
马秀文女士
麦振威先生
潘辉耀先生
(至2025年7月)
关绍君先生
(2025年7月起)
邓慧颖女士
蔡绣文女士
(至2025年10月)
黄慧怡女士
(2025年10月起)
黄嘉敏女士
王慧芳女士

Ms Javy CHAN Chiu-ling
Mr Benson CHAN Man-chung
Ms Emily FOK Wai-kan
(Until September 2025)
Mr Alex KWOK Kin-kei
(From October 2025)
Ms Eva LAU Siu-man
Ms Delphine MA Sau-man
Mr Andrew MAK Chun-wai
Mr Kenneth POON Fai-yiu
(Until July 2025)
Mr Alvin KWAN Siu-kwan
(From July 2025)
Miss Cynthia TANG Wai-wing
Ms Ella TSOI Sau-man
(Until October 2025)
Ms Rachel WONG Wai-yee
(From October 2025)
Ms Carmen WONG Ka-man
Ms Evian WONG Wai-fong

香港律师会
The Law Society of Hong Kong

齐雅安先生
钟志光先生
钟国强先生
梁智维先生
梁志贤先生
梁子恒先生

Mr Alson CHAI
Mr CHUNG Che-kwong
Mr Tommy CHUNG Kwok-keung
Mr LEONG Chi-wai
Mr Charlie LEUNG Chi-yin
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

(c) 2025/26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) 2025/26

主席 Chairperson

土地注册处 The Land Registry	梁慧娴女士	Ms Alice LEUNG Wai-han
----------------------------	-------	------------------------

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	康为谦先生	Mr Edwin HONG
香港海关 Customs and Excise Department	张大安先生	Mr CHEUNG Tai-on
律政司 Department of Justice	陈惠雯女士 邓富安先生	Mrs Jolene SPENCER Mr Andrew TANG
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	张永楷先生 周丽贞女士	Mr CHEUNG Wing-kai Miss Natalie CHOW Lai-ching
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	陈幸明女士 刘卓烽先生	Ms Sarah CHAN Hang-ming Mr Kelvin LAU Cheuk-fung
房屋署 Housing Department	谭惠欣女士	Ms Rachel TAM Wai-yan

廉政公署 Independent Commission Against Corruption	江慧仪女士	Ms Catherine KONG Wai-yee
税务局 Inland Revenue Department	张玉珊女士	Ms CHEUNG Yuk-shan
地政总署 Lands Department	李敏仪女士	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	李素仪女士 黄莉莎女士	Ms Emily LI Ms Lilian WONG
规划署 Planning Department	廖家传先生	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	陈志仁先生 林婉妮女士	Mr CHAN Chi-yan Ms Angel LAM
土地注册处 The Land Registry	陈肖玲女士 陈文仲先生 霍伟勤女士 (至2025年9月) 郭健基先生 (2025年10月起) 刘少雯女士 马秀文女士 麦振威先生 潘辉耀先生 (至2025年7月) 关绍君先生 (2025年7月起) 邓慧颖女士 蔡绣文女士 (至2025年10月) 黄慧怡女士 (2025年10月起) 黄嘉敏女士 王慧芳女士	Ms Javy CHAN Chiu-ling Mr Benson CHAN Man-chung Ms Emily FOK Wai-kan (Until September 2025) Mr Alex KWOK Kin-kei (From October 2025) Ms Eva LAU Siu-man Ms Delphine MA Sau-man Mr Andrew MAK Chun-wai Mr Kenneth POON Fai-yiu (Until July 2025) Mr Alvin KWAN Siu-kwan (From July 2025) Miss Cynthia TANG Wai-wing Ms Ella TSOI Sau-man (Until October 2025) Ms Rachel WONG Wai-yee (From October 2025) Ms Carmen WONG Ka-man Ms Evian WONG Wai-fong
秘书 Secretary		
土地注册处 The Land Registry	周婉珊女士	Miss Cherie CHOW Yuen-shan

(d) 2025/26年度《土地业权条例》督导委员会委员 MEMBERSHIP OF THE LAND TITLES ORDINANCE STEERING COMMITTEE 2025/26

主席 Chairperson

土地注册处
The Land Registry

谭惠仪女士
(至2025年11月)
陆嘉健先生
(2025年11月起)

Ms Joyce TAM Wai-yee
(Until November 2025)
Mr Bruno LUK Kar-kin
(From November 2025)

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

陈吴婷婷女士

Mrs Elina CHAN NG Ting-ting

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

骆佩雯女士

Ms Ophelia LOK Pui-man

香港银行公会
The Hong Kong Association of
Banks

黄咏珩女士
(至2026年3月)
曾健龙先生
(2026年3月起)
姚益辉先生
(2026年3月起)

Ms Vivian WONG Wing-hang
(Until March 2026)
Mr Steve TSANG Kin-lung
(From March 2026)
Mr Banco YIU Yik-fai
(From March 2026)

土地注册处
The Land Registry

李德伟先生
梁慧娴女士

Mr Eric LEE Tak-wai
Ms Alice LEUNG Wai-han

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

张镇东先生

Mr Duncan CHEUNG Chun-tung

(e) 2025/26年度《土地业权条例》检讨委员会委员 MEMBERSHIP OF THE LAND TITLES ORDINANCE REVIEW COMMITTEE 2025/26

主席 Chairperson

土地注册处

The Land Registry

李德伟先生

Mr Eric LEE Tak-wai

委员 Members

律政司

Department of Justice

许行嘉女士

(至2025年5月)

黄嘉琪女士

(2025年6月起)

林思敏女士

(至2025年5月)

陈树恒先生

(2025年6月起)

李照庭先生

(至2025年5月)

戴思劲先生

(2025年6月起)

Ms Frances HUI Hang-ka

(Until May 2025)

Miss Eunice WONG Ka-ki

(From June 2025)

Ms Francoise LAM See-man

(Until May 2025)

Mr Anderson CHAN Shu-hang

(From June 2025)

Mr Samuel LEE Chiu-ting

(Until May 2025)

Mr Clifford Joseph TAVARES

(From June 2025)

发展局

Development Bureau

张凯珊女士

温韞女士

Miss CHEUNG Hoi-shan

Miss Louise WEN Yun

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)

刘芊芊女士

骆佩雯女士

Miss Freda LAU Kam-kam

Ms Ophelia LOK Pui-man

土地注册处

The Land Registry

梁慧娴女士

黄颂诗女士

(至2025年9月)

林佩珊女士

(2025年10月起)

Ms Alice LEUNG Wai-han

Ms WONG Chung-sei

(Until September 2025)

Miss Tracy LAM Pui-shan

(From October 2025)

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) 2025/26年度业权注册教育委员会委员 MEMBERSHIP OF THE TITLE REGISTRATION EDUCATION COMMITTEE 2025/26

主席 Chairperson

土地注册处
The Land Registry

谭惠仪女士
(至2025年11月)
陆嘉健先生
(2025年11月起)

Ms Joyce TAM Wai-yee
(Until November 2025)
Mr Bruno LUK Kar-kin
(From November 2025)

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
(至2026年3月)
曾健龙先生
(2026年3月起)
姚益辉先生
(2026年3月起)

Mr Donald FUNG Ting-chung
(Until March 2026)
Mr Steve TSANG Kin-lung
(From March 2026)
Mr Banco YIU Yik-fai
(From March 2026)

土地注册处
The Land Registry

李德伟先生
梁慧娴女士
潘辉耀先生
(至2025年7月)
关绍君先生
(2025年7月起)

Mr Eric LEE Tak-wai
Ms Alice LEUNG Wai-han
Mr Kenneth POON Fai-yiu
(Until July 2025)
Mr Alvin KWAN Siu-kwan
(From July 2025)

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

黄婉君女士

Miss Wendy WONG Yuen-kwan

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



Facebook