

业务回顾

Business Review



繁忙里的宁静

FINDING TRANQUILITY AMIDST THE HUSTLE

📍 金钟 Admiralty

「香港公园」作为闹市中的绿洲，为忙碌的城市人带来宁静和放松。
Hong Kong Park, an oasis in the bustling city, brings tranquility and chill to busy city people.

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。

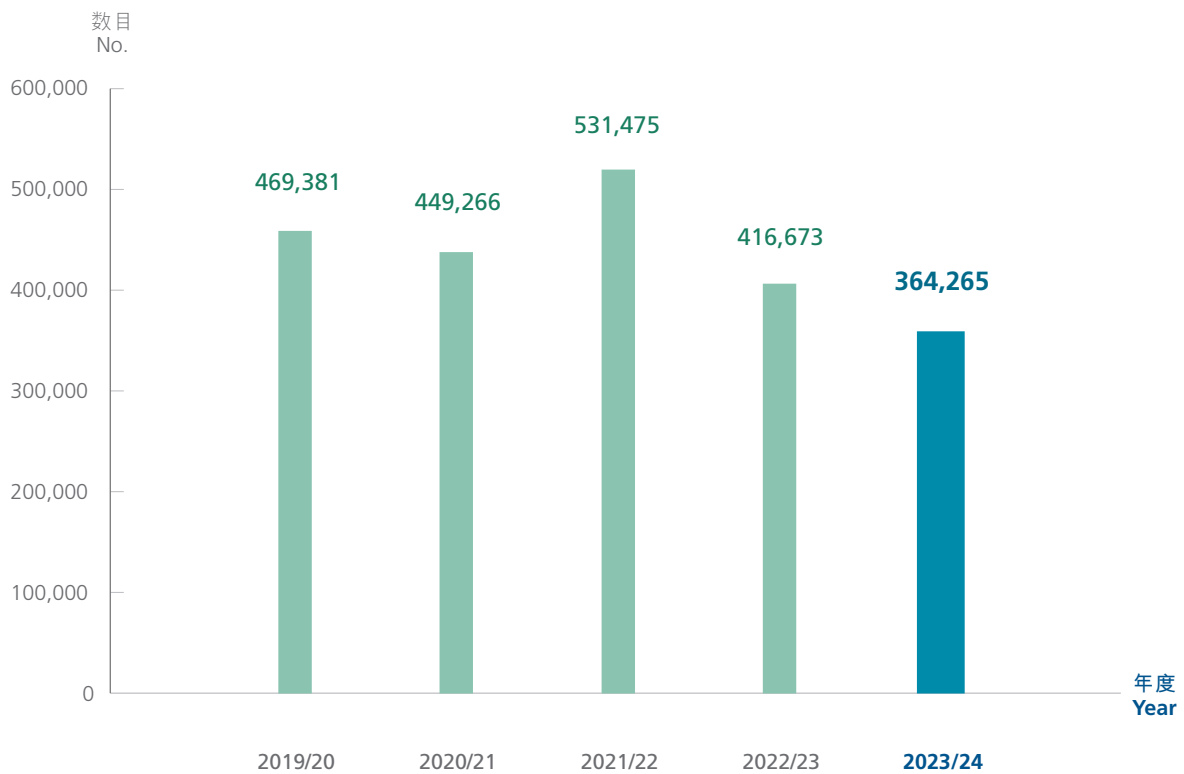
在2023/24年度，送交注册的土地文件共364,265份，较2022/23年度减少12.6%。

REGISTRATION OF LAND DOCUMENTS

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

In 2023/24, 364,265 land documents were delivered for registration, representing a decrease of 12.6% when compared with 2022/23.

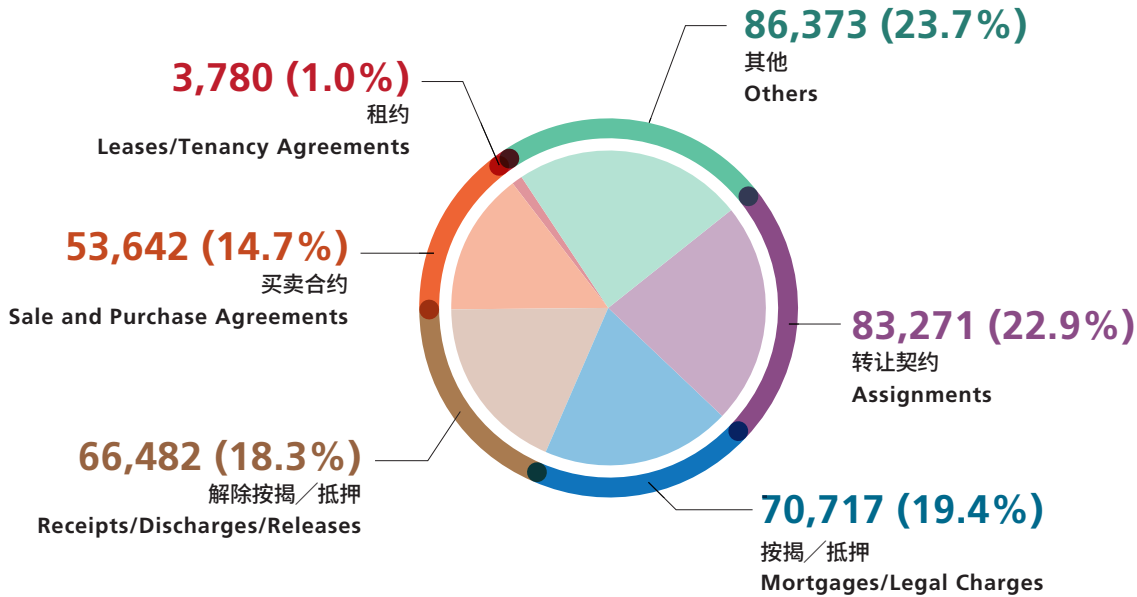
送交注册的土地文件数目
NO. OF LAND DOCUMENTS DELIVERED FOR REGISTRATION



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75.3%。

Major types of documents received included sale and purchase agreements (SPAs), assignments, mortgages/legal charges and receipts/discharges/releases which collectively accounted for 75.3% of all documents received during the year.

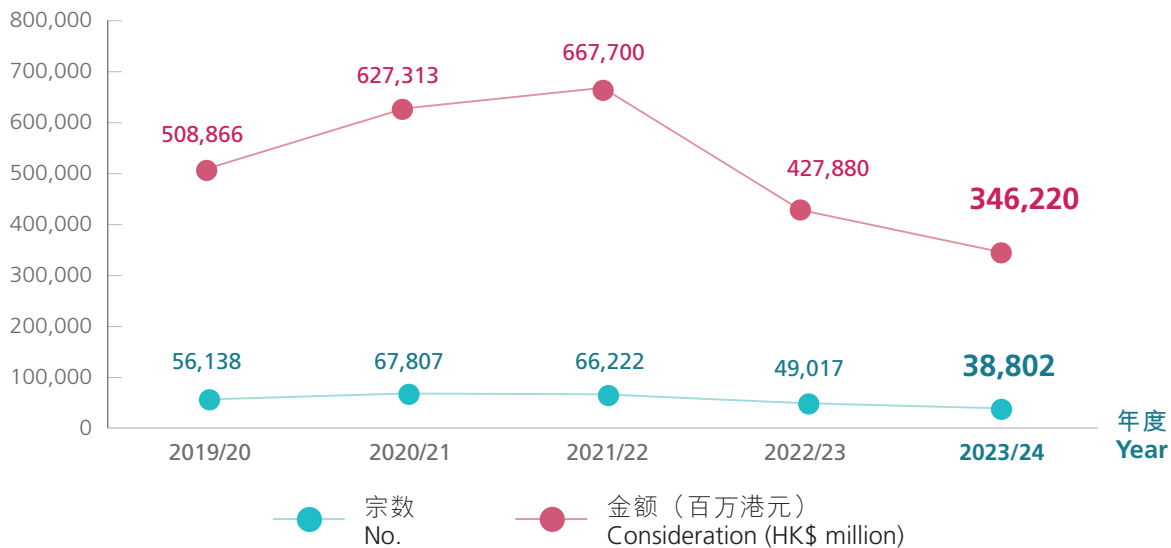
2023/24 年度送交注册的土地文件类别 DISTRIBUTION OF LAND DOCUMENTS LODGED FOR REGISTRATION IN 2023/24



在2023/24年度送交注册的所有楼宇买卖合同中，住宅楼宇买卖合同的宗数和总值分别是38,802份(较去年减少20.8%)及3,462.2亿元(较去年减少19.1%)。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 2023/24, the number of SPAs of residential units and their total consideration were 38,802 (-20.8% from previous year) and \$346,220 million (-19.1% from previous year) respectively. The number of these agreements is generally regarded as a key indicator of the level of activity in the property market.

送交注册的住宅楼宇买卖合同宗数和金额 NO. AND CONSIDERATION OF SALE AND PURCHASE AGREEMENTS OF RESIDENTIAL UNITS DELIVERED FOR REGISTRATION



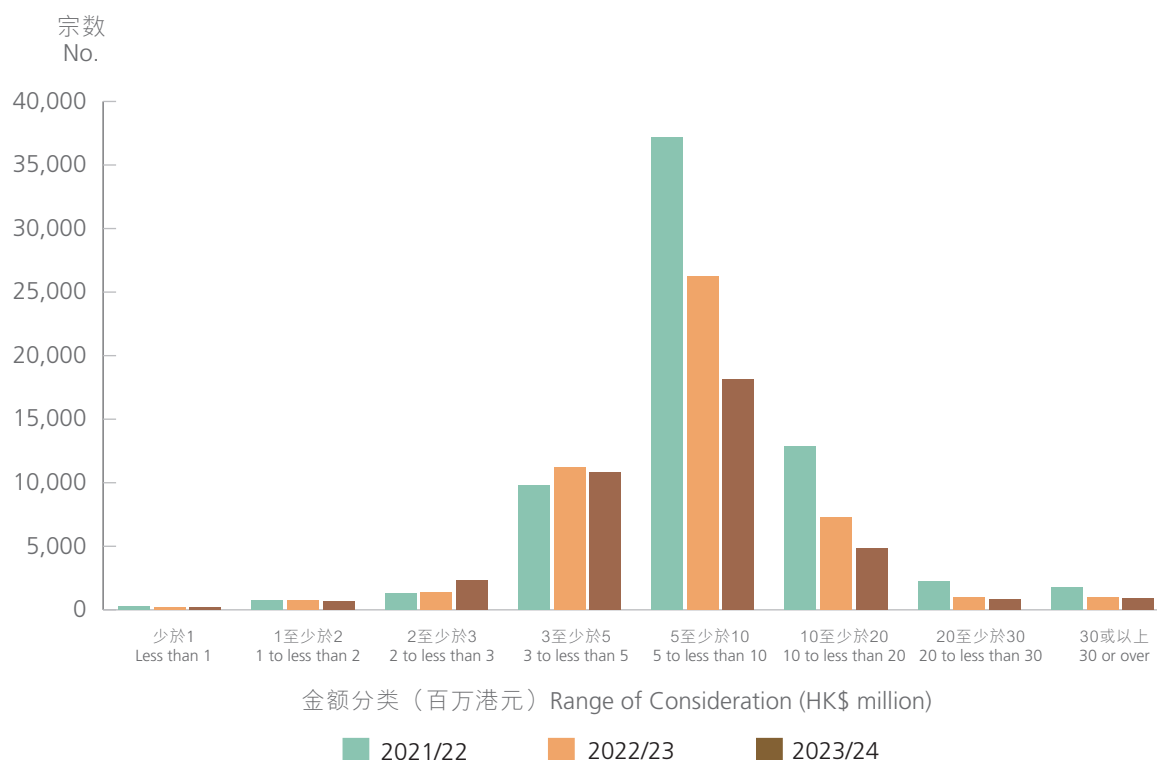
注：上述统计数字并不包括居有其屋、私人机构参建居屋及租者置其屋等计划下的住宅买卖，除非有关单位转售限制期届满并已补偿差价。

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

在2023/24年度，大多数住宅楼宇的交易金额是介乎500万至1,000万港元之间。年内交易金额超过500万港元的住宅楼宇交易显著减少。

The majority of the transactions in residential units in 2023/24 fell within the consideration range of five to ten million Hong Kong dollars. There was a notable decrease in transactions with consideration of more than five million Hong Kong dollars in 2023/24.

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



金额分类 Range of Consideration		2021/22		2022/23		2023/24	
(百万港元) (HK\$ million)		宗数No.	%	宗数No.	%	宗数No.	%
少于1	Less than 1	241	0.4	221	0.5	201	0.5
1至少于2	1 to less than 2	770	1.2	786	1.6	699	1.8
2至少于3	2 to less than 3	1,318	2.0	1,395	2.8	2,343	6.1
3至少于5	3 to less than 5	9,824	14.8	11,185	22.8	10,835	27.9
5至少于10	5 to less than 10	37,147	56.1	26,254	53.6	18,122	46.7
10至少于20	10 to less than 20	12,841	19.4	7,261	14.8	4,856	12.5
20至少于30	20 to less than 30	2,276	3.4	947	1.9	853	2.2
30或以上	30 or over	1,805	2.7	968	2.0	893	2.3
总数	Total	66,222	100.0	49,017	100.0	38,802	100.0

注：由于「四舍五入」关系，个别项目的百分率数字总和可能不等于100%。

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

查阅土地纪录服务

土地注册处备存土地纪录，目的是防止秘密及有欺诈成分的物业转易，以及提供容易追溯和确定土地财产及不动产业权的方法。

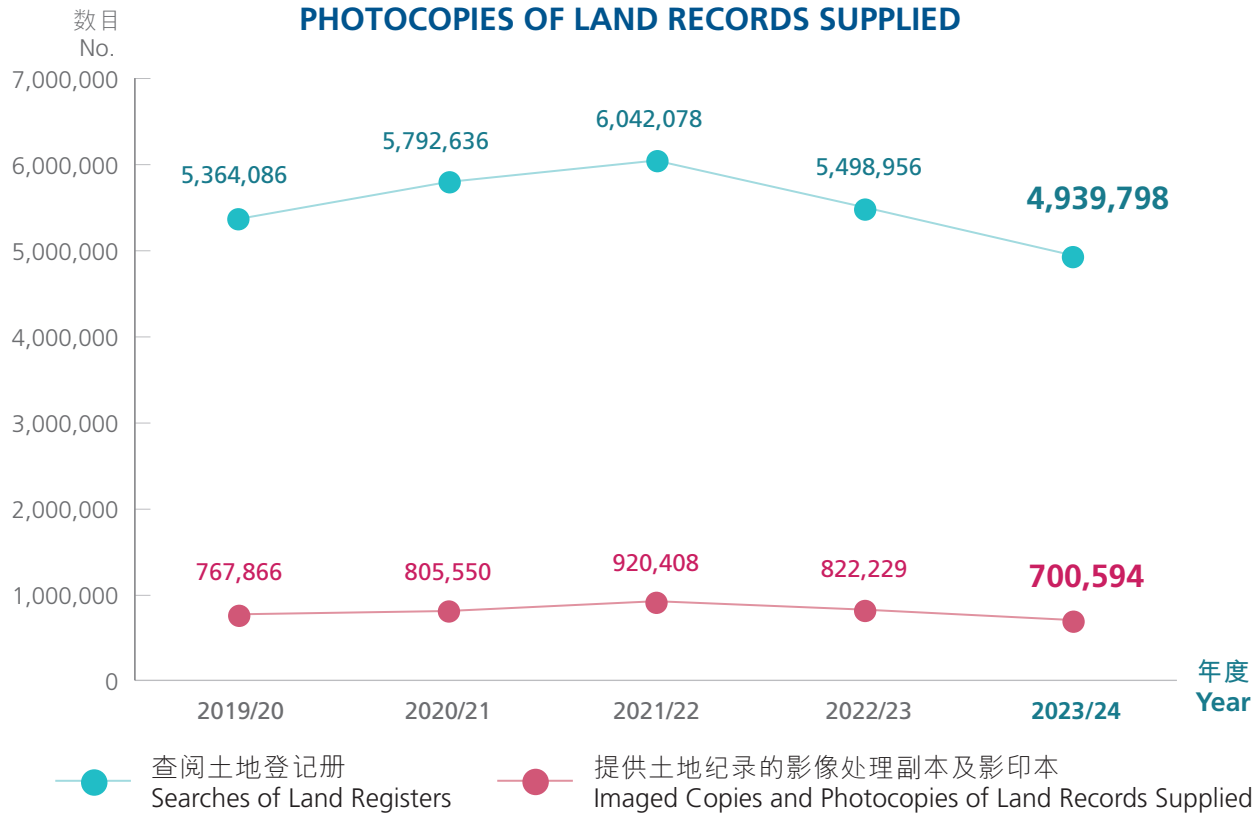
在2023/24年度，查阅土地登记册的宗数，以及提供土地纪录的影像处理副本和影印本的总数分别为4,939,798宗(较去年减少10.2%)及700,594份(较去年减少14.8%)。

SEARCH SERVICES

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

In 2023/24, the total number of searches of land registers and supply of imaged copies and photocopies of land records were 4,939,798 (-10.2% from previous year) and 700,594 (-14.8% from previous year) respectively.

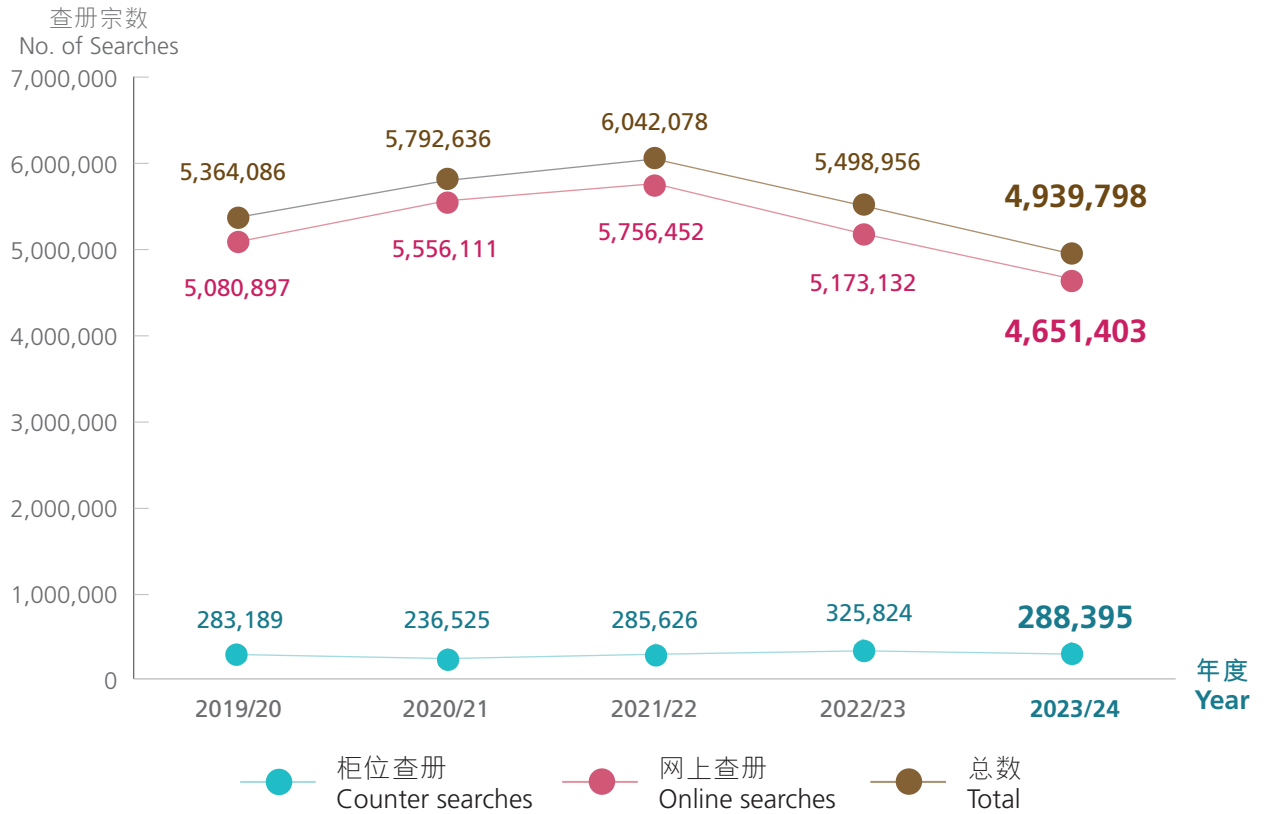
查阅土地登记册宗数和提供土地纪录的影像处理副本及影印本份数
NO. OF SEARCHES OF LAND REGISTERS AND IMAGED COPIES AND PHOTOCOPIES OF LAND RECORDS SUPPLIED



本处透过「综合注册资讯系统」网上服务(www.iris.gov.hk)的简便平台，提供查阅土地纪录的服务。年内，94%的查阅土地登记册是透过网上提供。公众人士可以非经常用户或登记用户身分进行查册。在2023/24年度，登记用户的数目共有1,537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. 94% of searches of land registers in the year of 2023/24 were conducted online. The public can conduct searches on either an ad hoc or a subscription basis. The number of subscribers reached 1,537 during 2023/24. 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2024年3月31日，在2023年4月28日推出的《街道索引》及《对照表》网页版录得超过22,000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 2024, over 22,000 visits to the online versions of the SI and the CRT released on 28 April 2023 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2023/24年度，新注册的业主立案法团共有129个，全港的业主立案法团总数增至11,454个。年内，业主立案法团的文件存案和查阅总数分别为22,879份及19,847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 2023/24, 129 new OCs were registered, bringing the total number of OCs to 11,454. During the same period, 22,879 OC documents were filed and 19,847 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，用户便会收到电邮提示。

自2023年1月1日下调一次过订购「物业把关易」的费用，使物业提示服务的生效期持续至物业转手为止，以及加强推行连串宣传活动后，服务订单总数大幅增加。在2023/24年度，超过93%的订单皆选用一次过的订购期。

为保持宣传的势头，我们会继续透过各种渠道推广该服务，包括社交媒体平台，以吸引社区关注，提升公众对「物业把关易」的认识。

PROPERTY ALERT

Launched in January 2019, Property Alert is a subscription service that assists property owners in safeguarding their land interests from fraud by monitoring the land registers of their properties. Subscribers receive email alerts when an instrument is delivered for registration against their property.

Following the fee reduction to the one-off Property Alert subscription option which enables the alert service for a property to remain valid until change of ownership on 1 January 2023 and a series of stepped-up publicity activities, there was a significant increase in the total number of orders received. During 2023/24, over 93% of subscription orders received were for one-off subscription.

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



「物业把关易」服务透过主流社交媒体平台(包括 Google Display Network、Facebook 和 YouTube) 进行宣传。
Service promoted through popular social media platforms including Google Display Network, Facebook and YouTube.

为简化申请的处理程序，土地注册处将于2024/25年度以电子方式处理透过「智方便」认证身份的网上申请。

In order to streamline the processing of applications, the LR will implement e-processing for online applications authenticated through iAM Smart in 2024/25.

为认可机构提供电子提示服务

E-ALERT SERVICE FOR AUTHORIZED INSTITUTIONS

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电子提示讯息。此项服务深受认可机构欢迎。

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 electronic 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.

随着电子渠道于2021年2月全面推行后，认可机构可更安全和方便地在网上全面提交服务申请。作为持续提升服务的一部分，我们计划除了透过电子邮件外，还会额外为认可机构提供透过应用程序介面接收电子提示通知的方式。

Following the full implementation of the e-Channel in February 2021, the AIs can enjoy online application submissions with greater security and convenience. As part of our ongoing service enhancement, we are planning to provide additional means for the AIs to access e-Alert notification via Application Programming Interface (API) apart from email.

崭新电子政府倡议

NEW E-GOVERNMENT INITIATIVES

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。

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



「综合注册资讯系统」

Integrated Registration Information System

「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。

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

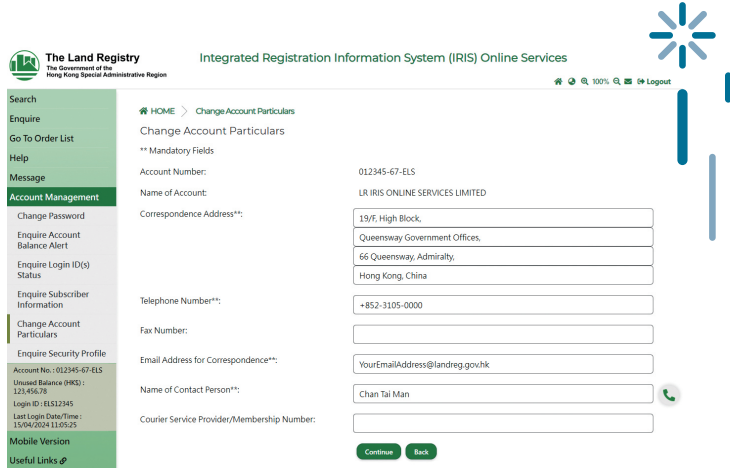
业务回顾 Business Review

本处在2023/24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：

* 为登记用户新增「更改登记用户资料」功能，方便他们实时更新其用户资料；

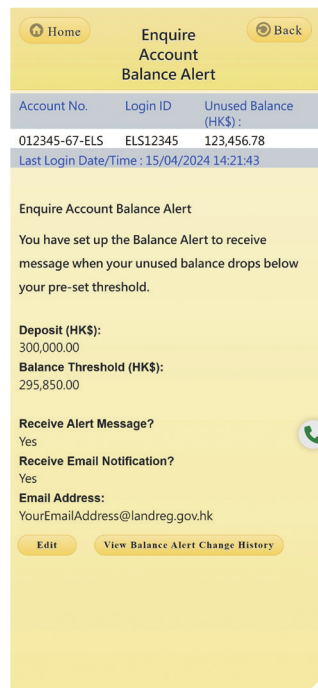
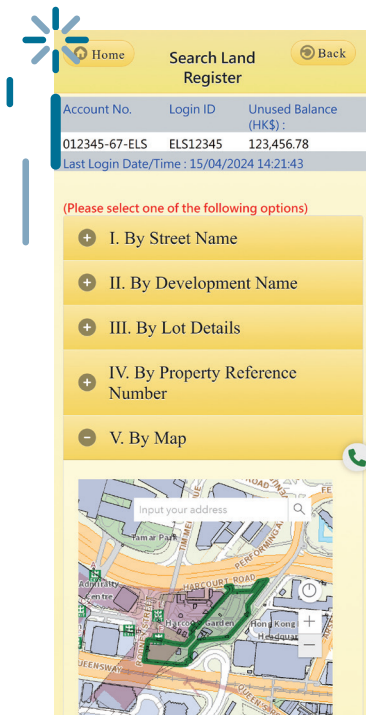
The LR implemented the following major enhancements to the IRIS Online Services in 2023/24:

* introduced a new “Change Account Particulars” function for subscribers to update their account particulars in real time;



* 优化流动版本，使其提供与桌面版本类似的功能，例如按地图查册及设定帐户结余提示功能；以及

* enhanced the mobile version to provide similar functionality to the desktop version, such as search by map and setting account balance alert; and



* 登记用户可透过流动版本使用帐户管理功能。

* enabled subscribers to use the account management function via the mobile version.

推动数码化

2023年，由政府资讯科技总监办公室（现名为数字政策办公室〔数字办〕）主导的电子政府审计为土地注册处的服务和资讯科技系统进行了审查，并提出利用创新科技提升运营效率的资讯科技方案。

最迫切推行的项目是「为『综合注册资讯系统』网上服务设立聊天机器人」，该项目已被列为《行政长官2022年施政报告》宣布应推行的100个新的数码政府潜在项目之一，并计划于2025年中旬推行。在「综合注册资讯系统」网上服务引入的聊天机器人是互动和方便易用的助手，协助客户找到正确的答案和网页。

另一个重要并快将推行的项目是「透过应用程序介面实现土地注册处服务的数据互通」，此项目旨在透过数字办的「授权数据交换闸」和香港金融管理局的「商业数据通」为政府决策局和部门及金融机构提供服务。

透过应用程序介面提供的土地查册及电子提示服务预计于2025年第二季完成。

年度整合开放数据计划

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

2024至2026年度的开放数据计划及空间数据计划已合并为年度整合开放数据计划，涵盖未来三年将发放的开放数据及空间数据，公众人士可于[本处网站](#)查阅该计划。

电子支付服务渠道

「综合注册资讯系统」网上服务和网上表格让客户能够透过广泛认可的电子支付渠道支付查册服务费用，确保随时随地轻松付款。

为进一步提升网上支付的便利性和效率，我们自2024年6月起的网上服务已引入快速支付系统「转数快」支付选项。

Drive towards Digitalisation

In 2023, an e-Government Audit led by the Office of the Government Chief Information Officer (now re-organised into the Digital Policy Office [DPO]) was conducted to review the services and IT systems of the LR. IT solutions were recommended to leverage innovative technologies to enhance operation efficiency.

One of the most imminent initiative is “Implementing Chatbot for IRIS Online Services”, which is one of the potential 100 New Digital Government Initiatives announced in the Chief Executive’s 2022 Policy Address. This initiative is scheduled to be rolled out by mid-2025. The Chatbot will be introduced to the IRIS Online Services, functioning as an interactive and customer-friendly assistant in guiding customers to the right answers and web pages.

Another significant initiative on the horizon is “Enabling Data Interchange via API for the LR Services”. This initiative aims to provide services to Government bureaux and departments as well as financial institutions via the Consented Data Exchange Gateway of the DPO and Commercial Data Interchange of the Hong Kong Monetary Authority.

The APIs for land search services and e-Alert notifications are targeted to be completed by the second quarter of 2025.

The Consolidated Annual Open Data Plan

The annual open data plan of the LR sets out datasets relating to statistics of registration and search services. These datasets are made available for free public use through the Open Data Portal. The annual spatial data plan provides geo-tagged datasets along with metadata documents and data specifications in open and machine-readable formats. The datasets provide useful materials for technology research and innovation.

The open data plan and the spatial data plan for 2024–2026 are combined into one Consolidated Open Data Plan that covers open data and spatial data to be released in the coming three years. It is available on the [LR’s website](#) for public access.

E-Payment Channels for Services

Our IRIS Online Services and online forms enable customers to settle search service fees through widely accepted e-payment channels, ensuring hassle-free payment anytime and anywhere.

To further enhance the convenience and efficiency of online payment, the Faster Payment System payment option has been introduced for our online services since June 2024.