

業務回顧

Business Review



繁忙裡的寧靜

FINDING TRANQUILITY AMIDST THE HUSTLE

📍 金鐘 Admiralty

「香港公園」作為鬧市中的綠洲，為忙碌的城市人帶來寧靜和放鬆。
Hong Kong Park, an oasis in the bustling city, brings tranquility and chill to busy city people.

辦理土地文件註冊

影響土地的文件均送交本處位於金鐘道政府合署的客戶服務中心辦理註冊。

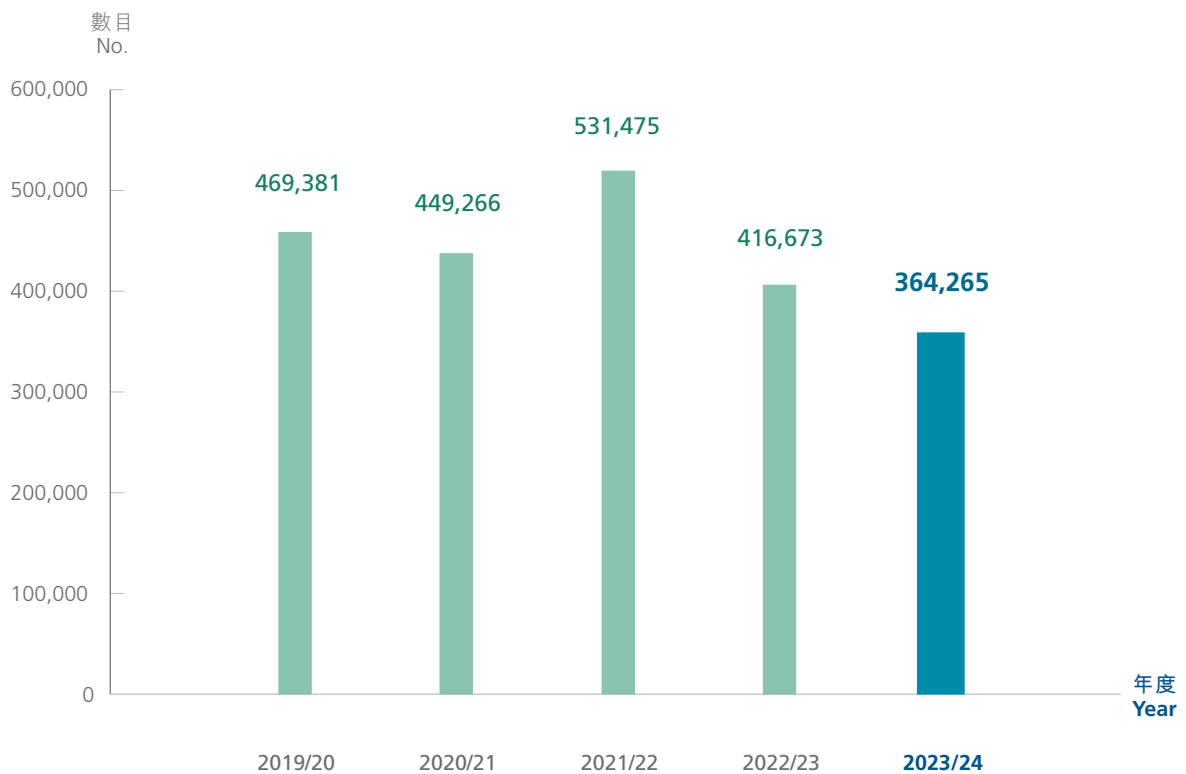
在2023/24年度，送交註冊的土地文件共364,265份，較2022/23年度減少12.6%。

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.

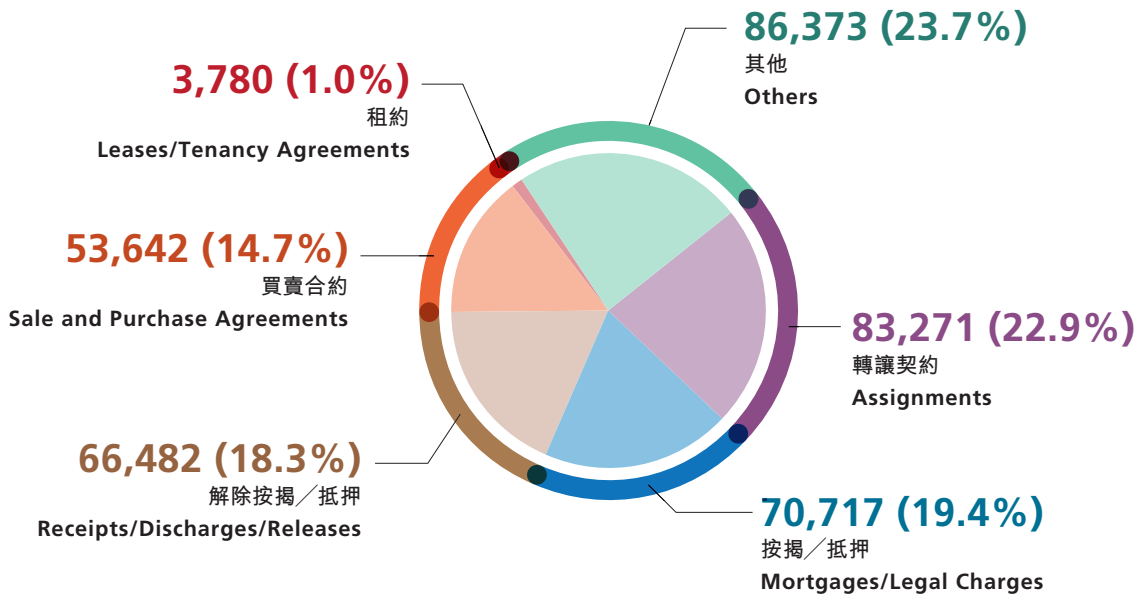
送交註冊的土地文件數目
NO. OF LAND DOCUMENTS DELIVERED FOR REGISTRATION



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

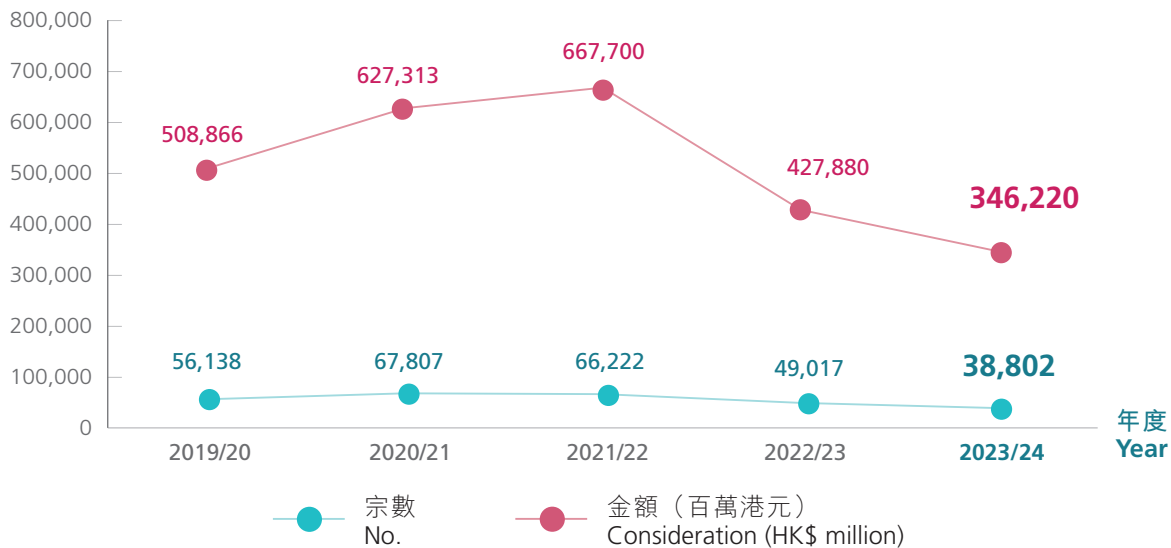
2023/24 年度送交註冊的土地文件類別 DISTRIBUTION OF LAND DOCUMENTS LODGED FOR REGISTRATION IN 2023/24



在2023/24年度送交註冊的所有樓宇買賣合約中，住宅樓宇買賣合約的宗數和總值分別是38,802份(較去年減少20.8%)及3,462.2億元(較去年減少19.1%)。一般而言，這類合約的數量是反映物業市場交投情況的重要指標。

Among the SPAs of all building units delivered for registration in 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.

送交註冊的住宅樓宇買賣合約宗數和金額 NO. AND CONSIDERATION OF SALE AND PURCHASE AGREEMENTS OF RESIDENTIAL UNITS DELIVERED FOR REGISTRATION



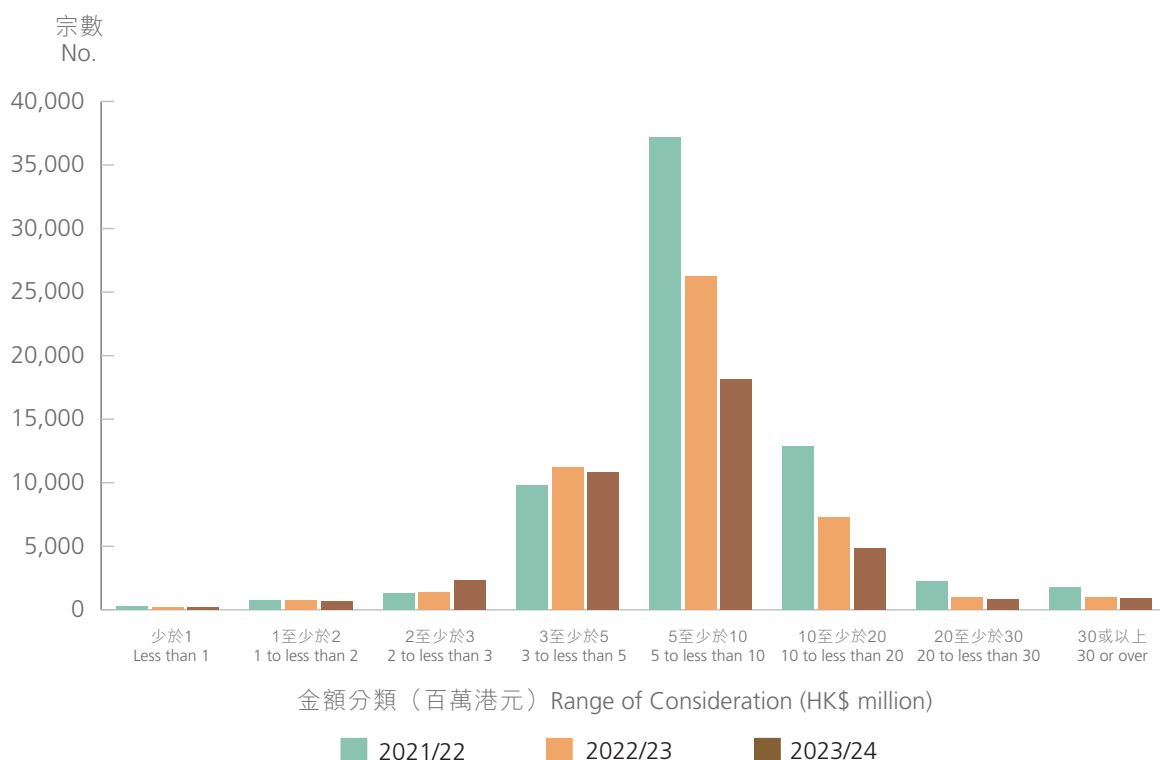
註：上述統計數字並不包括居者有其屋、私人機構參建居屋及租者置其屋等計劃下的住宅買賣，除非有關單位轉售限制期屆滿並已補償差價。

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

在2023/24年度，大多數住宅樓宇的交易金額是介乎500萬至1,000萬港元之間。年內交易金額超過500萬港元的住宅樓宇交易顯著減少。

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.

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



金額分類		2021/22		2022/23		2023/24	
Range of Consideration		宗數 No.		宗數 No.		宗數 No.	
(百萬港元)		%		%		%	
(HK\$ million)		%		%		%	
少於1	Less than 1	241	0.4	221	0.5	201	0.5
1至少於2	1 to less than 2	770	1.2	786	1.6	699	1.8
2至少於3	2 to less than 3	1,318	2.0	1,395	2.8	2,343	6.1
3至少於5	3 to less than 5	9,824	14.8	11,185	22.8	10,835	27.9
5至少於10	5 to less than 10	37,147	56.1	26,254	53.6	18,122	46.7
10至少於20	10 to less than 20	12,841	19.4	7,261	14.8	4,856	12.5
20至少於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
總數	Total	66,222	100.0	49,017	100.0	38,802	100.0

註：由於「四捨五入」關係，個別項目的百分率數字總和可能不等於100%。

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

查閱土地紀錄服務

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

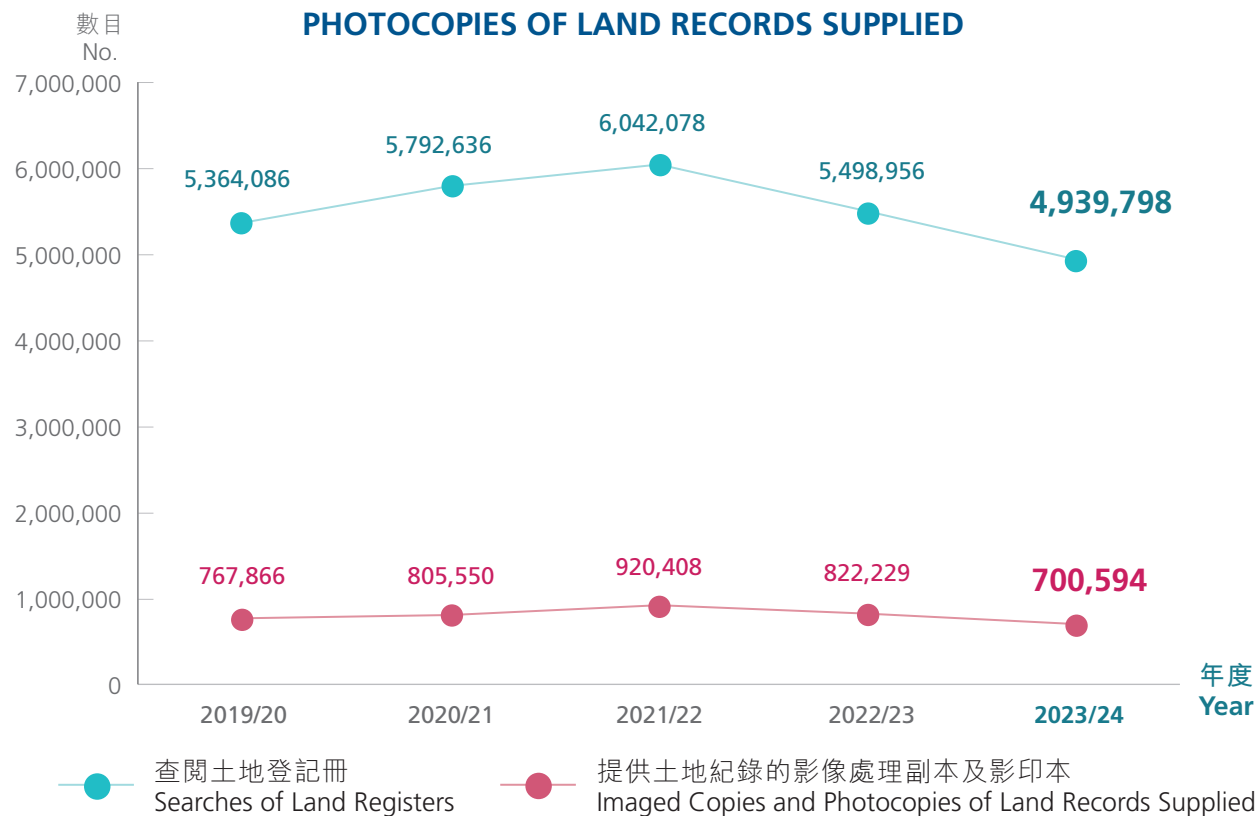
在2023/24年度，查閱土地登記冊的宗數，以及提供土地紀錄的影像處理副本和影印本的總數分別為4,939,798宗(較去年減少10.2%)及700,594份(較去年減少14.8%)。

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.

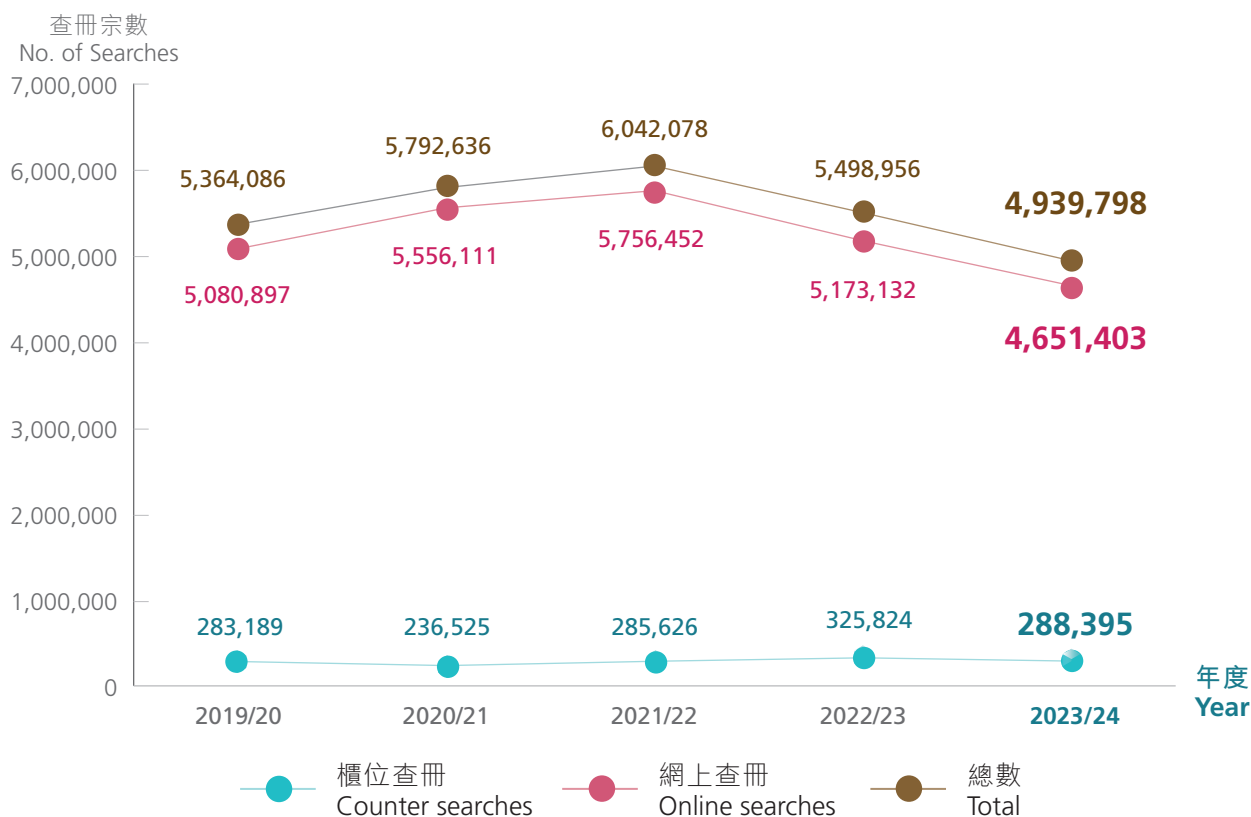
查閱土地登記冊宗數和提供土地紀錄的影像處理副本及影印本份數
NO. OF SEARCHES OF LAND REGISTERS AND IMAGED COPIES AND PHOTOCOPIES OF LAND RECORDS SUPPLIED



本處透過「綜合註冊資訊系統」網上服務(www.iris.gov.hk)的簡便平台，提供查閱土地紀錄的服務。年內，94%的查閱土地登記冊是透過網上提供。公眾人士可以非經常用戶或登記用戶身分進行查冊。在2023/24年度，登記用戶的數目共有1,537個。本處位於金鐘道政府合署的客戶服務中心，以及位於大埔、元朗和荃灣的新界查冊中心亦設有櫃位查冊服務。

Our Integrated Registration Information System (IRIS) Online Services at www.iris.gov.hk is a user-friendly and convenient platform for online search of land records. 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.

查閱土地登記冊宗數 NO. OF SEARCHES OF LAND REGISTERS



本處每年均會推出《街道索引》及《新界地段／地址對照表》(《對照表》)，方便公眾人士查閱土地紀錄。公眾可在[本處網站](#)或透過「綜合註冊資訊系統」網上服務網站的超連結，免費瀏覽《街道索引》及《對照表》的網頁版。截至2024年3月31日，在2023年4月28日推出的《街道索引》及《對照表》網頁版錄得超過22,000瀏覽人次。

The LR publishes the Street Index (SI) and the New Territories Lot/Address Cross Reference Table (CRT) annually to facilitate search of land records. Online versions of the SI and the CRT are available for free browsing on the [LR's website](#) or through the hyperlink on the IRIS Online Services website. As at 31 March 2024, over 22,000 visits to the online versions of the SI and the CRT released on 28 April 2023 were recorded.

業主立案法團服務

政府的一貫政策是鼓勵業主根據《建築物管理條例》(第344章)成立業主立案法團，以便他們更有效地管理大廈。根據該條例，土地註冊處負責辦理業主立案法團的註冊事宜，並就業主立案法團的紀錄提供存案和查閱服務。在2023/24年度，新註冊的業主立案法團共有129個，全港的業主立案法團總數增至11,454個。年內，業主立案法團的文件存案和查閱總數分別為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.

物業把關易

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

自2023年1月1日下調一次過訂購「物業把關易」的費用，使物業提示服務的生效期持續至物業轉手為止，以及加強推行連串宣傳活動後，服務訂單總數大幅增加。在2023/24年度，超過93%的訂單皆選用一次過的訂購期。

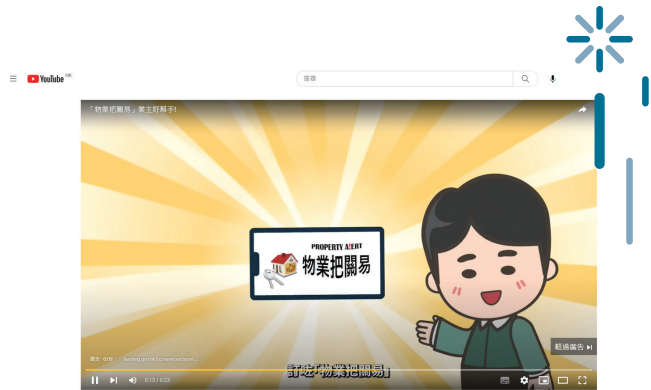
為保持宣傳的勢頭，我們會繼續透過各種渠道推廣該服務，包括社交媒體平台，以吸引社區關注，提升公眾對「物業把關易」的認識。

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.



「物業把關易」服務透過主流社交媒體平台(包括 Google Display Network、Facebook 和 YouTube)進行宣傳。
Service promoted through popular social media platforms including Google Display Network, Facebook and YouTube.

為簡化申請的處理程序，土地註冊處將於2024/25年度以電子方式處理透過「智方便」認證身份的網上申請。

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

為認可機構提供電子提示服務

E-ALERT SERVICE FOR AUTHORIZED INSTITUTIONS

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

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.

隨著電子渠道於2021年2月全面推行後，認可機構可更安全和方便地在網上全面提交服務申請。作為持續提升服務的一部分，我們計劃除了透過電子郵件外，還會額外為認可機構提供透過應用程式介面接收電子提示通知的方式。

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.

嶄新電子政府倡議

NEW E-GOVERNMENT INITIATIVES

土地註冊處全力支持拓展新科技及開發新一代的電子政府服務。

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



「綜合註冊資訊系統」

Integrated Registration Information System

「綜合註冊資訊系統」網上服務是提供查閱土地紀錄的一站式電子服務平台。

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

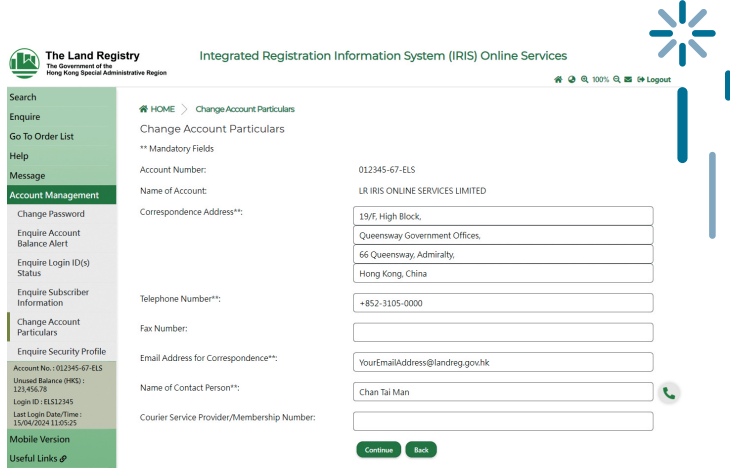
業務回顧 Business Review

本處在2023/24年度為「綜合註冊資訊系統」網上服務作出下列多項重要提升：

* 為登記用戶新增「更改登記用戶資料」功能，方便他們實時更新其用戶資料；

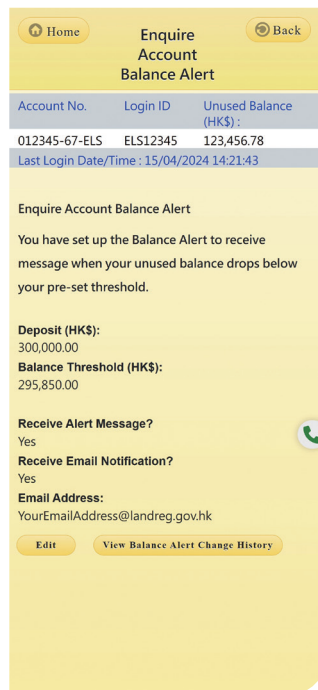
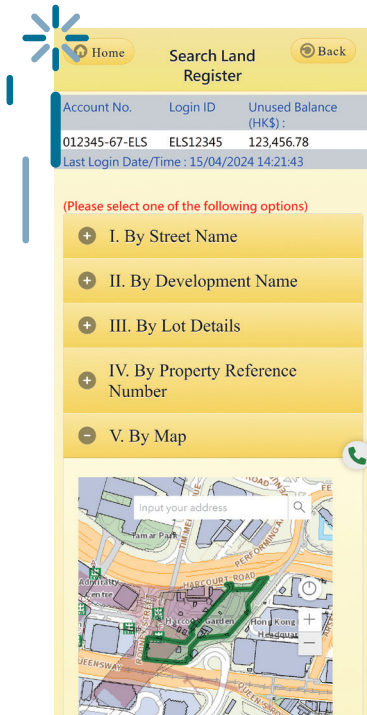
The LR implemented the following major enhancements to the IRIS Online Services in 2023/24:

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



* 優化流動版本，使其提供與桌面版本類似的功能，例如按地圖查冊及設定帳戶結餘提示功能；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



* 登記用戶可透過流動版本使用帳戶管理功能。

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

推動數碼化

2023年，由政府資訊科技總監辦公室（現名為數字政策辦公室〔數字辦〕）主導的電子政府審計為土地註冊處的服務和資訊科技系統進行了審查，並提出利用創新科技提升運營效率的資訊科技方案。

最迫切推行的項目是「為『綜合註冊資訊系統』網上服務設立聊天機器人」，該項目已被列為《行政長官2022年施政報告》宣布應推行的100個新的數碼政府潛在項目之一，並計劃於2025年中旬推行。在「綜合註冊資訊系統」網上服務引入的聊天機器人是互動和方便易用的助手，協助客戶找到正確的答案和網頁。

另一個重要並快將推行的項目是「透過應用程式介面實現土地註冊處服務的數據互通」，此項目旨在透過數字辦的「授權數據交換閘」和香港金融管理局的「商業數據通」為政府決策局和部門及金融機構提供服務。

透過應用程式介面提供的土地查冊及電子提示服務預計於2025年第二季完成。

年度整合開放數據計劃

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

2024至2026年度的開放數據計劃及空間數據計劃已合併為年度整合開放數據計劃，涵蓋未來三年將發放的開放數據及空間數據，公眾人士可於[本處網站](#)查閱該計劃。

電子支付服務渠道

「綜合註冊資訊系統」網上服務和網上表格讓客戶能夠透過廣泛認可的電子支付渠道支付查冊服務費用，確保隨時隨地輕鬆付款。

為進一步提升網上支付的便利性和效率，我們自2024年6月起的網上服務已引入快速支付系統「轉數快」支付選項。

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.