



ANNUAL SUMMARY

1997 - 1998



COMMISSIONER OF RATING
AND VALUATION

ANNUAL SUMMARY

BY

MR B J C WOODROFFE, ISO, JP, FRICS, FHKIS
COMMISSIONER OF RATING AND VALUATION

FOR THE YEAR

1 APRIL 1997 - 31 MARCH 1998

CONTENTS

| | Page No. |
|--|-----------|
| Commissioner's Overview | 1 |
| Functions | 4 |
| <i>Rating</i> | |
| <i>Government Rent</i> | |
| <i>Billing and Collection</i> | |
| <i>Valuation Services</i> | |
| <i>Property Information Services</i> | |
| <i>Rent Control</i> | |
| Human Resources | 10 |
| <i>Organisation</i> | |
| <i>Staff Development</i> | |
| <i>Staff Relations and Participation</i> | |
| <i>Social and Recreation</i> | |
| Review of Activities | 16 |
| <i>Rating and Government Rent</i> | |
| <i>Billing and Collection</i> | |
| <i>Valuation and Property Information Services</i> | |
| <i>Rent Control</i> | |
| <i>Performance and Service Targets</i> | |
| Challenges Ahead | 27 |
| Tables | |
| Annexures | |
| Plans | |
| 1 Hong Kong and Kowloon Districts | |
| 2 New Territories Districts | |

COMMISSIONER'S OVERVIEW

1997-98 was a busy year for the Rating and Valuation Department. Upon the setting up of the Government of the Hong Kong Special Administration Region, we became responsible for charging the new Government rent in accordance with Annex III to the Sino-British Joint Declaration, albeit much of the preparatory work was done beforehand.

RATING AND GOVERNMENT RENT

I declared the first Government Rent Roll on 20 June 1997. The Roll contained some 950 000 properties which became liable for the payment of a new Government rent with effect from 28 June 1997 or 1 July 1997. The net revenue collected from this source between 28 June 1997 and 31 March 1998 amounted to \$3.1 billion.

The new Valuation Lists took effect on 1 April 1997 following the completion of the General Revaluation. Proposals to alter the Valuation Lists for 31 949 properties were received.

Although the number of such properties was 70% higher than that for the previous Revaluation, the review of rateable values was completed within the statutory period, i.e. by the end of November 1997.

During 1997-98, about 70 000 new rating assessments were added to the Valuation Lists and the Government Rent Roll also grew to contain approximately 1 million assessments by the end of the financial year.

Later in the year, special teams were set up to provide separate rating assessments for flats in certain public rental blocks to facilitate implementation of the Tenants Purchase Scheme.



Mr. B. Leung (Secretary for Planning, Environment and Lands, left), Mr. B.J.C. Woodroffe (Commissioner of Rating and Valuation, middle) and Mr. K.C. Kwong (then Secretary for the Treasury, right) at the Government Rent Roll Declaration Ceremony.

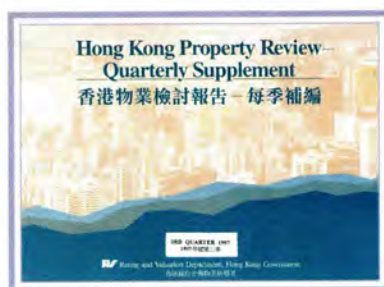
COMMISSIONER'S OVERVIEW

CUSTOMER SERVICE

We continued to improve our services. The Department's homepage was revamped to provide more useful information in a more user-friendly manner. Members of the public can easily obtain general information about this Department or download property market statistics and official forms for various purposes at <http://www.info.gov.hk/rvd/>.



Moreover, property market statistics continued to be available via the fax-on-demand facility of our 24-hour automated telephone enquiry system.



To further improve customer service, an automated telephone enquiry system will be introduced shortly to provide saleable areas and completion dates of domestic properties to facilitate implementation of the Estate Agents Ordinance.

A new Interactive Voice Processing System with larger capacity and more sophisticated functions will also be installed soon.

For the year 1997-98, 12 items out of the 15 work items listed in the Performance Pledge were either exceeded or achieved. Two items were marginally below our expectation and the remaining item was about 30% under performed. The situation is being reviewed and we are aiming both to overcome our shortcomings and to set higher standards where possible.

We welcome any comments or suggestions on the services we provide and the way in which these services are delivered. You may telephone the Customer Services Officer on 2805 7908.

COMMISSIONER'S OVERVIEW

LANDLORD AND TENANT (CONSOLIDATION) ORDINANCE

In this major area of work, a comprehensive review of the Landlord and Tenant (Consolidation) Ordinance has been carried out.

Amendments are proposed to improve the tenancy renewal system under Part IV and to streamline procedures. These legislative amendments will be introduced into the Legislative Council in early 1999.

COMPUTERISED INFORMATION SYSTEMS

We are now at the final stage of implementing the Information Systems Strategy Plan. The

Rental Information System and Property Market Price Information System provided under the Plan were completed in 1997-98.

In addition, the Government Rent System was developed and the existing Rates Billing System was also enhanced to include functions arising from the collection and billing of Government rent.

All the applications under the Plan are expected to be completed in early 1999.

LOOKING AHEAD

We continue to look at ways to improve our services. Our computerised information systems will also be reviewed with a view to enhancing efficiency and cost-effectiveness.

FUNCTIONS

The principal functions of the Rating and Valuation Department fall into four categories :

- Assessment of properties to rates and Government rent,
- Billing and collection of rates and Government rent,
- Provision of valuation and property information services and
- Rent control.

RATING

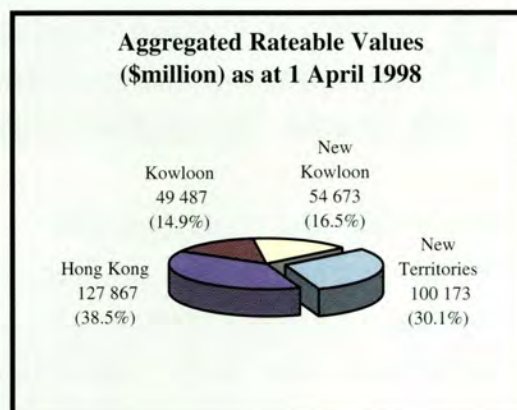
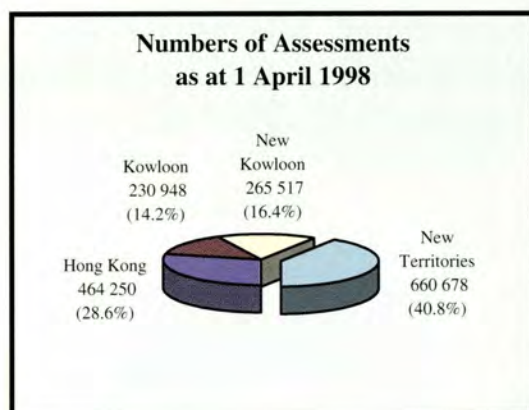
The Commissioner of Rating and Valuation is responsible for compiling Valuation Lists of real

properties throughout the territory under the Rating Ordinance (Cap. 116).

The Valuation Lists

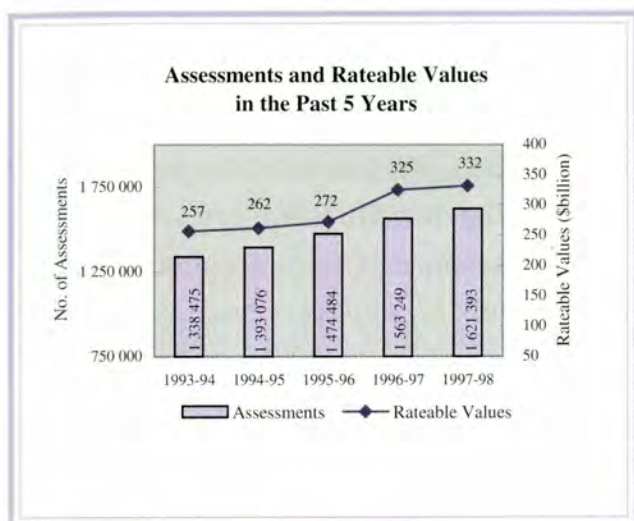
There are two Valuation Lists, one each for the Urban Council and Regional Council Areas. These lists describe all properties which are assessed to rates, and show the corresponding rateable values.

The number of rating assessments in the Valuation Lists as at 1 April 1998 was 1 621 393 with total rateable value of \$332 200 million. Further details are shown in Tables 1 - 9.



Urban Council Area : Hong Kong, Kowloon and New Kowloon
Regional Council Area: New Territories

The following graph shows the increasing number of rating assessments and the aggregated rateable values in the past 5 years :



GOVERNMENT RENT

Under the Government Rent (Assessment and Collection) Ordinance (Cap. 515), the Commissioner is responsible for compiling the Government Rent Roll containing the rateable values of all properties liable to pay Government rent.



The Government Rent Roll contained

991 253 assessments as at 1 April 1998, with aggregated rateable values of \$143 443 million. Further details are shown in Table 10.

Assessment of Government Rents for Non-renewable Land Leases

Under Article 121 of the Basic Law, for all leases of land granted, or renewed where the original leases contained no right of renewal, during the period 27 May 1985 to 30 June 1997, which extend beyond 30 June 1997 and expire not later than 30 June 2047, an annual rent equivalent to 3 per cent of the rateable value of the property, adjusted in step with any changes in rateable value thereafter, shall be charged from the date of extension in the case of renewals or from 1 July 1997 for newly granted leases.

The Government of the Hong Kong Special Administrative Region has decided that all new leases of land granted and non-renewable leases extended from 1 July 1997 onwards, will also be subject to the same rent of 3 per cent of the rateable value from the date of grant or the date of extension as appropriate.

The only exceptions to this general rule are those leases of old schedule lots,

FUNCTIONS

village lots, small houses and similar rural holdings held by indigenous inhabitants (or their descendants) of villages in Hong Kong. Whilst the indigenous inhabitants hold such premises they will continue to pay the nominal rents they were formerly paying.

For the majority of properties the rateable value on which this rent is charged will be the same as that applicable for rates. A separate rateable value will be determined if the property is only partly subject to this rent or if the property is exempt from assessment to rates.

Assessment of New Government Rents for Renewable Land Leases

Renewable land leases are subject to the Government Leases Ordinance (Cap. 40) which provides that the new rent payable for the renewal term shall be an amount equal to 3% of the rateable value, as at the date of renewal, of the properties situated on the land held under the lease.

The new rent will not be revised unless there is redevelopment, in which case the revised rent will be 3% of the rateable value of the new building.

The Department's duties include initiating action, providing Treasury with new rents for "renewal" and "redevelopment" cases, and dealing with public enquiries.

BILLING AND COLLECTION

The Commissioner has assumed the functions of rates billing and maintenance of rates accounts since 1 July 1995. Ratepayers are served by the Department as a single authority on rates matters, including the recovery actions on arrears of rates cases.

With effect from 28 June 1997, the Department became responsible for charging Government rent under the Government Rent (Assessment and Collection) Ordinance.

Rates and Government rent are payable quarterly in advance. Where a property is liable to both rates and Government rent, a combined demand will be issued to the ratepayer.

| DATE | PERIOD | AMOUNT |
|----------|---|-------------|
| 31/12/97 | 800 KA CHEE 8 SECOND FLOOR, BLOCK 7 38TH FLOOR, PLAT 6 KLN | |
| | 2.40% | 2.60% |
| | | \$ 184,040 |
| | | \$ 5.00% |
| 31/10/97 | 01/10/97 - 31/12/97 | \$ 0.95 |
| | RENT | \$ 2,050.50 |
| | | \$ 398.1500 |
| | | \$ 0.3500 |
| | | \$ 1,743.00 |
| | | \$ 164,040 |
| | | \$ 0.30 |
| 31/10/96 | 01/10/97 - 31/12/97 | \$ 1,230.30 |
| | | \$ 0.6000 |
| | | \$ 1,230.00 |
| | | \$ 2,973.00 |

VALUATION SERVICES

Stamp Duty

The Department provides valuation advice to the Collector of Stamp Revenue (who is also the Commissioner of Inland Revenue) by examining transactions involving the transfer of property. The aim is to protect revenue from this source.

Advice is given as to whether or not the stated consideration is acceptable for Stamp Duty purposes. Where the consideration is considered unacceptable, the Department will provide a valuation for that purpose.

Valuations will also be provided in cases where property is transferred with no consideration paid.

Estate Duty

The Department advises the Estate Duty Commissioner (who is also the Commissioner of Inland Revenue) on the appropriate value of property for Estate Duty purposes.

Valuations for Other Government Departments

The Department also provides other regular valuation services to government departments and quasi-government bodies.

PROPERTY INFORMATION SERVICES

Property Market Information

The Department is Government's principal adviser on the property market, by virtue of the extensive property data held as a by-product of the rating and valuation functions. Various statistics are maintained and disseminated to other Government departments and policy bureaux.

The Department also undertakes specific research and analysis for bureaux and departments on request.

The Department publishes annually the Hong Kong Property Review which reviews the property market in the preceding year and provides forecasts of completions in the following two years.

In addition, price and rental statistics as well as completions are updated regularly and published in the "Hong Kong Property Review Quarterly Supplement". This can be downloaded from the Department's homepage at <http://www.info.gov.hk/rvd/> or obtained via fax-on-demand facility of the 24-hour automated telephone enquiry system at 2881 1033. Hardcopies are also available for collection at the Department.

FUNCTIONS

Building Numbering

Building numbering work is undertaken in the course of normal rating work, with numbers being allocated in advance of the completion of new buildings.

The Department encourages the correct display of building numbers at entrances to buildings, both routinely and by means of publicity campaigns every few years. The next campaign will be launched in 1998-99.



Names of Buildings

The Department publishes and maintains a "Names of Buildings" book which contains a comprehensive list of names of buildings in the territory, and their addresses, in both Chinese and English.



This book assists the public, the emergency services, the post office and other departments to identify addresses of particular buildings. It is available for sale at the Government Publications Centre and magnetic disks can also be purchased from the Department.

A new edition is planned to be published by early 1999.

RENT CONTROL

The Department administers the Landlord and Tenant (Consolidation) Ordinance (Cap. 7), which comprises 7 parts dealing with rent control, security of tenure and matters relating to the rights and obligations of landlords and tenants.

The Department also reviews the Ordinance to take into account changing circumstances, with a view to removing obsolete provisions and improving the general operation of the Ordinance.

Advisory and Mediator Services

Comprehensive advisory services are available to the public on landlord and tenant matters in respect of residential properties.

These services are available from the Rent Officers at our Leighton Road office in Causeway Bay, who also pay weekly visits to most District Offices to answer tenancy enquiries. Mediatory services are similarly provided to help settle tenancy disputes.

The public may also make use of the Department's 24-hour automated telephone enquiry service on landlord and tenant matters. The system provides messages in Cantonese, Putonghua and English.

Supply of Rental Information

Under Part IV of the Landlord and Tenant (Consolidation) Ordinance, landlords and tenants of domestic premises may, prior to the expiration of a current tenancy, freely agree on the renewal of the tenancy.

Where the parties cannot agree on the rent to be payable, they may apply to the Lands Tribunal for a determination. The rent fixed will be that at which the premises might reasonably be expected to let, that is, the prevailing market rent.

In many instances the main reason for the parties not being able to reach an amicable agreement is the lack of rental information available to them. To

assist, the Department provides, at a fee, rental details of up to 6 similar properties in the vicinity. The applicant must be one of the parties applying to the Lands Tribunal for the grant of a new tenancy under Part IV of the Ordinance. Authorized professional advisers are also eligible to apply.

Monitoring of Possession Orders

The Department also regularly monitors premises where landlords are granted orders for possession by the Lands Tribunal for self-occupation or redevelopment. Enforcement action is taken where necessary.

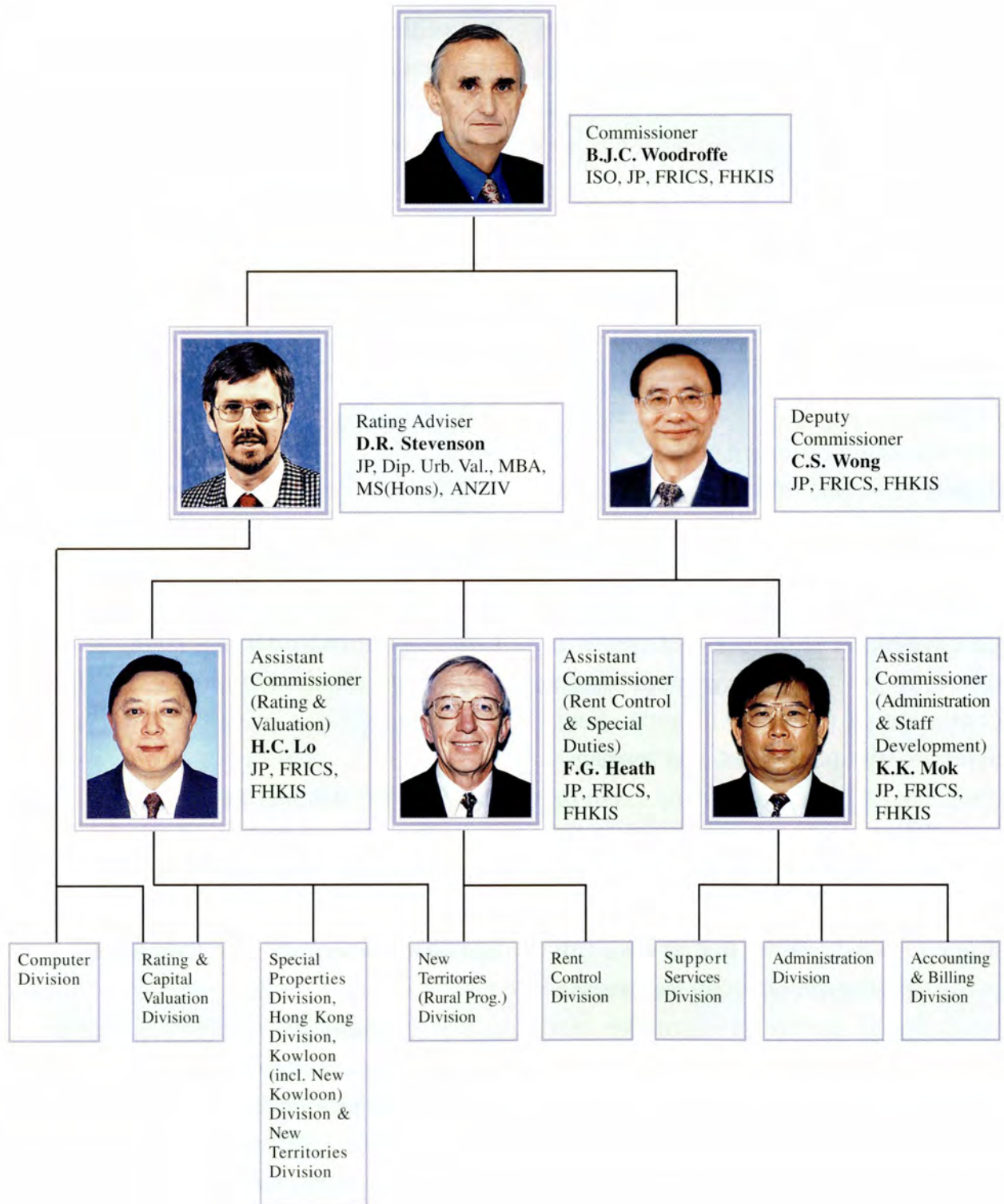
Compensation under the Demolished Buildings (Redevelopment of Sites) Ordinance

The Department assists in processing compensation applications made by tenants to the Lands Tribunal under the Demolished Buildings (Re-development of Sites) Ordinance.

It provides information on the size of premises occupied and details of these tenancies in condemned dangerous buildings to assist relevant Government departments and the Lands Tribunal.

HUMAN RESOURCES

ORGANISATION CHART



HUMAN RESOURCES

Senior directorate staff also serve on inter-departmental and external committees. A list of the committees is at Annex A.

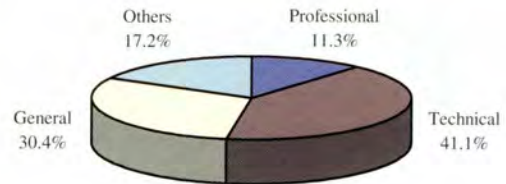
A comparison of the establishment and strength as at 1 April 1997 and 1 April 1998 is at Annex B.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses and capital account items, amounted to \$330.2 million in 1997-98, compared with \$280.9 million in the preceding year.

The following figures show total strength in the past 5 years and the distribution of officers by grade as at 1 April 1998.



Distribution of Officers by Grade as at 1 April 1998



Overseas Officers

During 1997-98, 5 overseas professional officers left the Department upon completion of their service contracts.

One overseas professional officer was transferred to local agreement and another overseas professional officer was transferred from local agreement to the permanent establishment.

Thus, the proportion of overseas professional staff dropped from 16% to 15% of professional staff strength over the year.

HUMAN RESOURCES

STAFF DEVELOPMENT

Professional Staff Training

For career development purposes, one Principal Valuation Surveyor was seconded to the Finance Bureau for one year.

Another Principal Valuation Surveyor attended a six-week China Studies Course organised by Tsinghua University.

Also one Valuation Surveyor is attending a two-year part-time Post-graduate Diploma in Management Studies Course organised by Chinese University of Hong Kong.

This year, two valuers from the Inland Revenue Authority, Singapore (IRA) were attached to the Department for 2 months for career development purposes. This was the reciprocal arrangement of attaching one Valuation Surveyor for 6 months to the IRA last year.

Professional Membership

6 staff members were elected as professional associates of the Hong Kong Institute of Surveyors

(HKIS) and the Royal Institution of Chartered Surveyors (RICS).

Three other officers have passed the Final Assessment of Professional Competence conducted by the HKIS and RICS, and applied for similar election to professional membership.

During the year, a total of 11 staff members passed the examinations of various parts of Estate Management correspondence courses run by University of Reading or the College of Estate Management :

- 1 passed Levels IA and IB,
- 4 passed Level II,
- 2 passed Level 2A,
- 2 passed Levels II and III, and
- 2 passed Part III.

Study leave was granted to 20 staff members to prepare for professional examinations.

In-house Training Courses

The Department's Staff Development Unit organised a series of in-house training courses, including mock Lands Tribunal hearings and typing classes. Attendances recorded were 234.

HUMAN RESOURCES

In addition, some 453 attendances were recorded for training courses conducted by Computer Division on various computer systems.

Three briefings were provided to 14 officers pursuing their professional qualification and 2 induction seminars were held for 89 new comers.

Other Training Courses

Study leave was granted to 105 technical staff to prepare for the

examinations of the part-time Certificate or Higher Certificate courses in Valuation and Property Management at the Morrison Hill Technical Institute and Hong Kong Polytechnic University.

A total of 740 attendances were recorded for a range of courses organised by the Civil Service Training and Development Institute.

A total of 56 attendances were also recorded for a range of courses organised by private institutions.



A mock Lands Tribunal hearing

HUMAN RESOURCES

STAFF RELATIONS AND PARTICIPATION

Staff Relations

The Department makes every effort to ensure that individual members of staff can freely air their views and concerns in order to foster good staff relations.

The Departmental Consultative Committee, comprising representatives of the staff, management side and Civil Service Bureau, provides an effective means of communication. Meetings are held quarterly to discuss any matters affecting the well-being of staff, and prompt follow up action is taken on matters raised.

The Commissioner also personally

meets randomly selected groups of representatives of various grades and ranks, to promote communications and understanding. Six such meetings were held in the first quarter of 1998.

A quarterly newsletter is also issued by the Commissioner to all staff, in English and Chinese, to give an overview of the Department's priorities and progress.

The Department arranged a very well-attended dinner in February 1998 on which occasion our senior professional staff welcomed the colleagues who attained professional status in the preceding year. The dinner provided a memorable opportunity for our professional staff to share their experience besides getting together socially.



Professional Annual Dinner

Mr. B.J.C. Woodroffe (4th from the left), Mr. C.S. Wong (3rd from the left), Mr. Ross Stevenson (6th from the left), Mr. H.M. Fung (1st from the right), and colleagues who attained professional status in the preceding year.

Staff Participation Scheme

The Green Manager Scheme has been in operation in the Department since February 1994. A series of “green” housekeeping measures were introduced to achieve resource conservation and environmental protection. For instance, a total of 50 925 kg. of waste paper was collected for recycling during the year.

Departmental Sports Day, various sports competitions and training courses which included floral arrangement, photography and social dance classes, a signage design competition, squid fishing and a karaoke contest.

Sources of funds for the Club include the Staff Welfare Fund, subscription from members and participation fees for various activities.

SOCIAL AND RECREATION

Recreation Club

The Department’s Recreation Club organised a wide variety of social and recreational activities during the year, including the annual

Charity

In support of the Community Chest, the Department participated in the Civil Service Charity Walk, the Dress Casual Day and the Community Chest Instant Raffle, raising a total of \$71 000 over the year.

Mr. W.C. Poon (Chairman of the RVD Recreation Club, middle in the back), Mr. K.K. Mok, (Assistant Commissioner of Rating and Valuation, 2nd from the right in the back) and the champion team of the inter-divisional basketball competition.



REVIEW OF ACTIVITIES

Major activities carried out by the Department are summarised under the following headings :

- Rating and Government rent,
- Billing and collection,
- Valuation and property information services,
- Rent control and
- Performance and service targets.

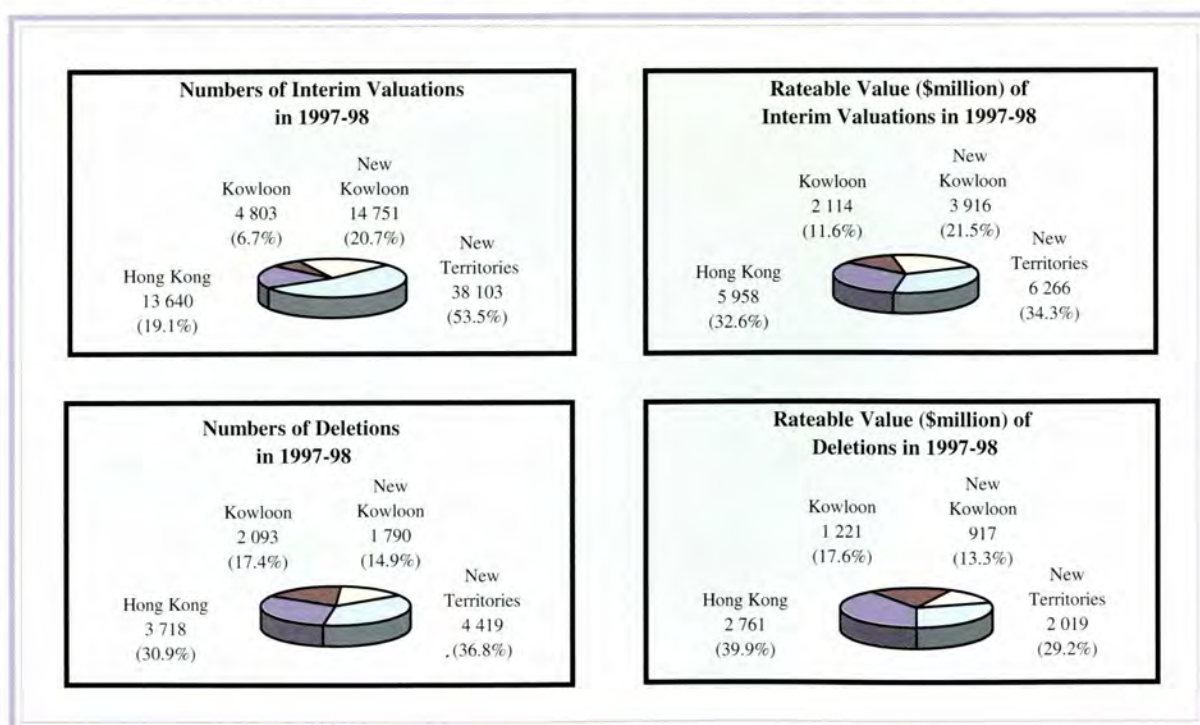
RATING AND GOVERNMENT RENT

Maintenance of the Valuation Lists and Government Rent Roll

The Valuation Lists and Government Rent Roll are

maintained by the inclusion of new buildings or premises which have become liable for rates and/or rent, the deletion of buildings demolished or of premises which cease to be liable to assessment for rates and/or rent, and the deletion and reinstatement of premises where structural alterations have taken place. The process of maintaining the lists is effected by “interim valuations” and “deletions”.

The numbers of interim valuations and deletions carried out in 1997-98 are shown in Table 11. The following charts show the distribution by region for the total numbers of interim valuations and deletions in the Valuation Lists and Government Rent Roll :



Proposals, Objections and Appeals

Anyone who wishes to object to any aspect of an existing entry in the Valuation Lists and Government Rent Roll (GRR) can, in the months of April and May in any year, serve on the Commissioner a proposal to alter the entry.

For Government rent, the period for making objections against the existing entries in the GRR is the same as for those included in the rating Valuation List. However, where the property included in the GRR is identical to that in the rating Valuation List, the proposal can only be made against the entry in the Valuation List. Any alteration to the rating Valuation List resulting from the proposal will however also be made to the GRR.

Because the first GRR did not come into force until 28 June 1997 there was a special provision for objections to be made during the period July to September 1997 in respect of properties included in this GRR for which there were no identical entries in the Valuation Lists. 1 030 such proposals were received and these were dealt with before 31 March 1998 as required by the Ordinance. Details are shown in Table 12.

In the case of an interim valuation, deletion or correction to the Valuation Lists and GRR, a ratepayer can lodge an objection with the Commissioner within 28 days of the issue to the ratepayer of the appropriate notice. In cases where there is an identical entry for Government rent and rates, the objection can only be made against the entry in the rating Valuation Lists.

In both circumstances, the proposals and objections are carefully considered by professional staff of the Department, and in the absence of either withdrawal or agreement, Notices of Decision are issued.

On receipt of such Notices of Decision, if recipients are not satisfied with the decisions, they may lodge appeals with the Lands Tribunal within 28 days of the issue of the respective notices. In such circumstances professional officers of the Department prepare cases in support of the Valuation List and GRR entries, and appear before the Lands Tribunal as the Commissioner's expert witnesses.

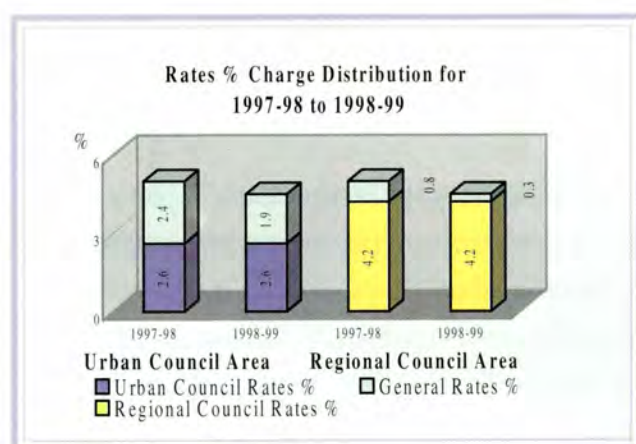
Details of proposals, objections and appeals dealt with in the past 5 years are shown in Table 12.

REVIEW OF ACTIVITIES

Rates Charges

Rates are payable at a percentage of rateable value. The total percentage is the aggregate of General Rates, and Urban or Regional Council Rates, as appropriate. For the financial year 1998-99, this percentage was reduced for one year only from 5.0% to 4.5%.

The following chart shows the rates percentage charge distribution for 1997-98 and 1998-99, as determined by the resolution of the Legislative Council.



Rates Relief

In order to cushion the impact on rates payable of the more significant increases in rateable value as a result of the General Revaluation, the rates relief scheme was reintroduced for the years 1997-98 and 1998-99. This ensured that the rates payable for all existing properties would not increase by more than 20% of the rates payable for the same property in the preceding year.

Water Concessions

Where the supply of fresh water from a Government water main is unfiltered, the annual rates payable are reduced by 7.5%. Where no fresh water supply is available, the annual rates payable are reduced by 15%. The numbers and aggregated rateable values of assessments with water concessions as at 1 April 1998 are summarised in the table below.

| | <i>Rates payable reduced by 7.5%</i> | | <i>Rates payable reduced by 15%</i> | |
|-----------------|--------------------------------------|------------------------------|-------------------------------------|------------------------------|
| | <i>No.</i> | <i>Rateable Value \$'000</i> | <i>No.</i> | <i>Rateable Value \$'000</i> |
| Hong Kong | 1 | 38 | 45 | 22 157 |
| Kowloon | - | - | - | - |
| New Kowloon | - | - | 1 | 936 |
| New Territories | 302 | 10 178 | 7 764 | 1 603 415 |
| Overall | 303 | 10 216 | 7 810 | 1 626 508 |

REVIEW OF ACTIVITIES

Government Rent for the Period up to 27 June 1997

Prior to 28 June 1997, the Department was only responsible for assessing the rateable values for Government rent of non-renewable leases extended to 30 June 2047. Collection of the rent was carried out by Lands Department.

A summary of the numbers of properties and corresponding total current rateable values provided to Lands Department over the past 5 years is set

out in the table below.

For the great majority of properties, the new Government rent commenced either from 28 June 1997 or 1 July 1997. About 950 000 properties were included in the first Government Rent Roll. See page 5 for details.

The Department assumed responsibility for charging all these rents from 28 June 1997 or 1 July 1997 as appropriate. This included properties for which the rent was previously being collected by Lands Department.

Properties Subject to Government Rent up to 27 June 1997

| <i>Year</i> | <i>No. of Assessments</i> | <i>Total Rateable Value \$million</i> |
|-------------|---------------------------|---|
| 1993-94 | 3 426 | 579 |
| 1994-95 | 3 451 | 809 |
| 1995-96 | 3 396 | 842 |
| 1996-97 | 3 482 | 1 166 |
| 1997-98 | 3 458 | 1 311 |

REVIEW OF ACTIVITIES

Government Rent for Renewable Land Leases

Under the Government Leases Ordinance (Cap. 40), the rent payable for the renewal term of such leases shall be an amount equal to 3% of the rateable value as at the date of renewal. This new rent will not be revised unless there is redevelopment.

The numbers of cases handled by the Department and total rateable values assessed over the past 5 years are detailed in the table below.

With effect from 28 June 1997, many properties in New Kowloon and the New Territories for which this rent had until then been payable became liable instead to the new Government Rent (Assessment and Collection) Ordinance (Cap. 515).

There remained 134 087 properties paying rent under the Government Leases Ordinance (Cap. 40) at 31 March 1998. This number is likely to grow as more of these leases are renewed and the affected properties are redeveloped.

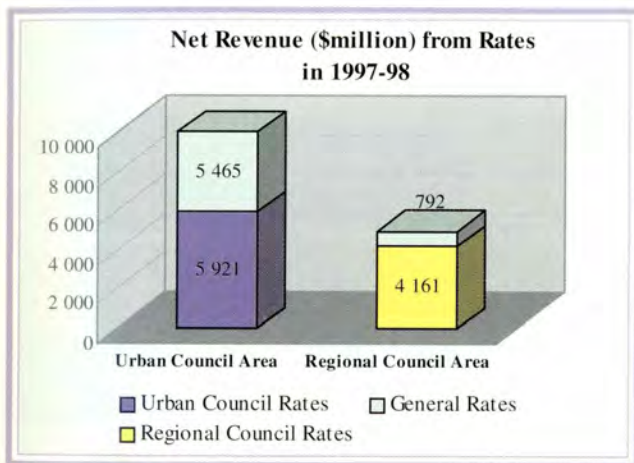
| <i>Year</i> | <i>Renewal</i> | | <i>Redevelopment</i> | |
|-------------|---------------------------|-----------------------------|---------------------------|-----------------------------|
| | <i>No. of Assessments</i> | <i>Total Rateable Value</i> | <i>No. of Assessments</i> | <i>Total Rateable Value</i> |
| | | <i>\$million</i> | | <i>\$million</i> |
| 1993-94 | 3 617 | 503 | 3 347 | 342 |
| 1994-95 | 1 300 | 270 | 4 320 | 369 |
| 1995-96 | 2 908 | 969 | 2 914 | 387 |
| 1996-97 | 12 613 | 2 461 | 4 807 | 784 |
| 1997-98 | 10 734 | 2 040 | 3 413 | 578 |

BILLING AND COLLECTION

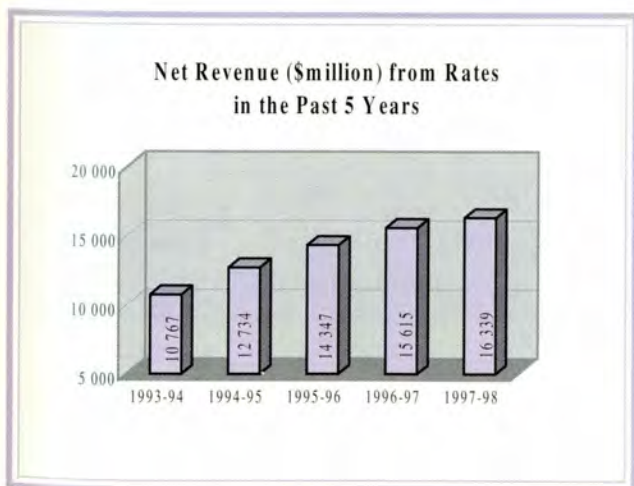
Refund of Rates

Revenue from Rates

The net revenue from rates in 1997-98, after adjusting for refunds, was \$16 339 million. The following chart shows the distribution of general rates, Urban Council rates and Regional Council rates :



The following chart shows the net revenue from rates in the past 5 years :



The Rating (Amendment) Ordinance 1995 abolished the half-refund of rates for unoccupied non-domestic premises with effect from 1 July 1995.

However, vacant open land and vacancies resulting from Court Orders obtained by Government will remain eligible for full refunds. The amount refunded in 1997-98 was \$1.25 million.

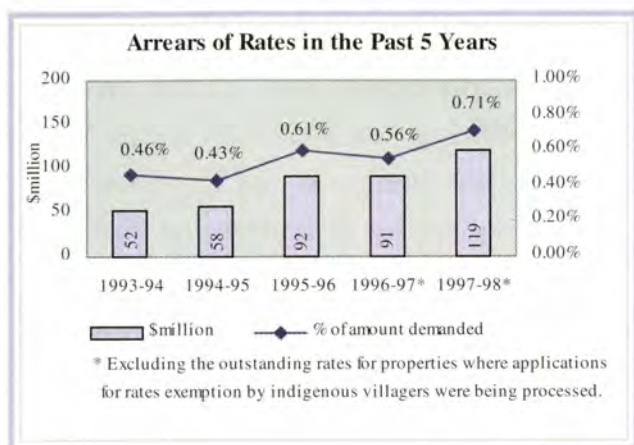
Arrears of Rates

In 1997-98, the Department took recovery action in respect of arrears outstanding for 34 474 properties.

60 717 properties had outstanding arrears at the end of the financial year. The number of properties with outstanding arrears excluded the properties for which applications for rates exemption by indigenous villagers were being processed.

REVIEW OF ACTIVITIES

By 31 March 1998, \$119 million rates were in arrears. The following chart shows arrears of rates in the past 5 years :



Revenue from and Arrears of Government Rents

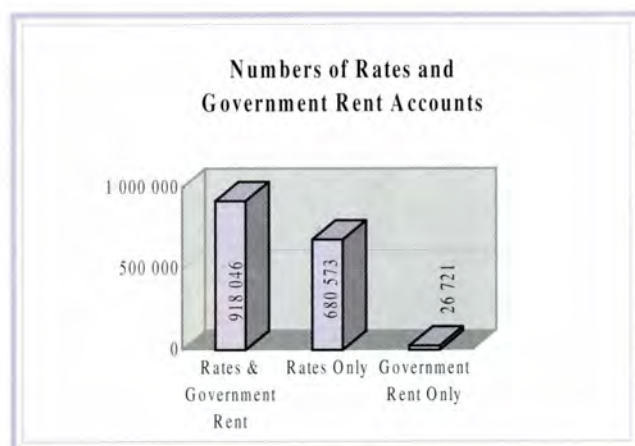
The revenue from Government rents was \$3 102 million between 28 June 1997 and 31 March 1998.

The number of properties with arrears as at 31 March 1998 was 22 633, involving Government rent revenue of about \$29 million or 1.35% of Government rent demanded. The amount of revenue outstanding excluded the outstanding Government rent for properties where applications for rent concession by indigenous villagers were being processed. Also excluded were the outstanding arrears for Hold-over Orders in respect of properties

under appeal to the Lands Tribunal.

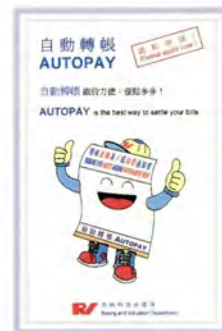
Rates and Government Rent Accounts

Over 1.6 million rates and Government rent accounts were maintained by the Department as at 1 April 1998. The numbers of different types of accounts are as follows :



Payment of Rates and Government Rent

A television announcement is made everyday in the due month of every quarter to remind payers to pay Rates and Government rent on time in order to avoid surcharge for late payments.



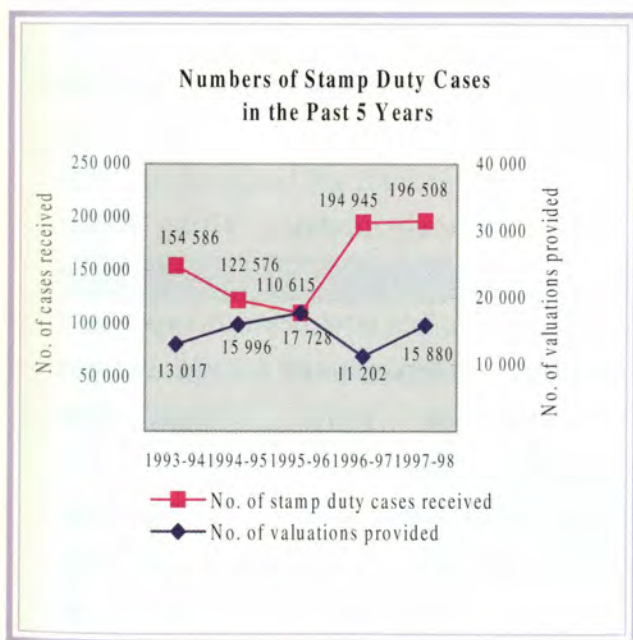
Payers are also encouraged to use the “auto-pay” method.

VALUATION AND PROPERTY INFORMATION SERVICES

Stamp Duty

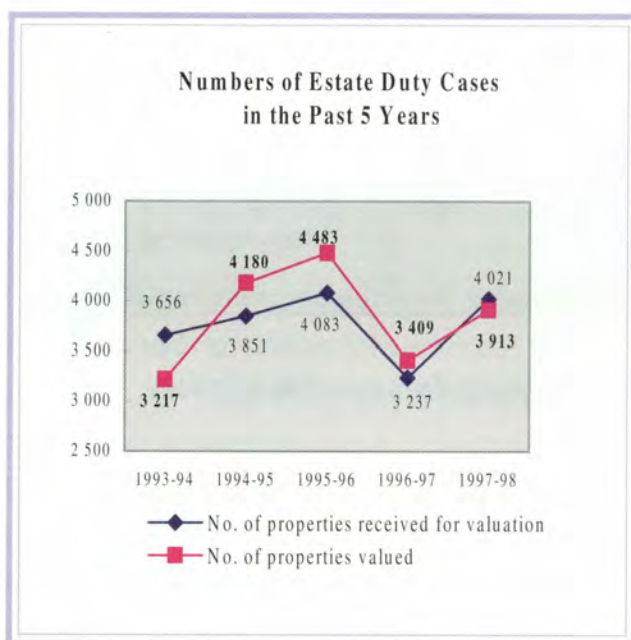
In 1997-98, the number of cases received for examination and valuation was 196 508. The Department provided 15 880 valuations where the stated consideration was considered inadequate and for properties transferred without stated consideration.

The following graph shows the volume of this type of work in the past 5 years :



Estate Duty

During the year, 1 821 cases involving 4 021 properties, were forwarded to the Department for valuation. The following graph shows the volume of Estate Duty work in the past 5 years :

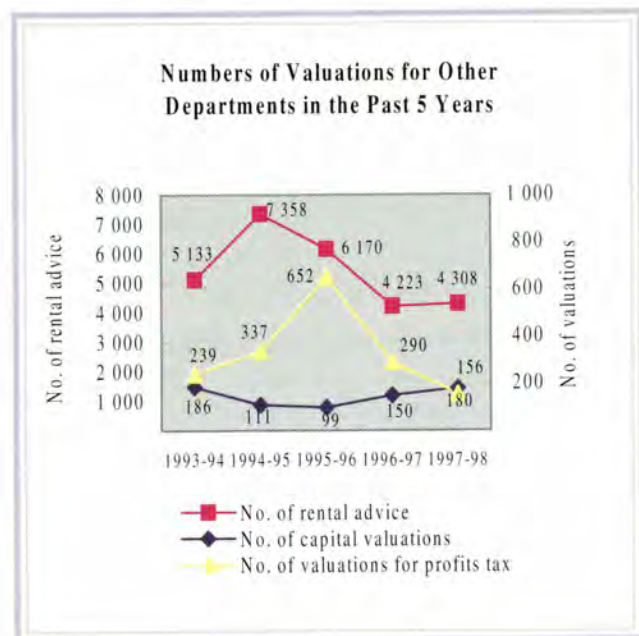


Valuations for Other Government Departments

Other valuations, including 4 308 rental advice, 180 capital valuations and 156 profits tax cases were provided to other Government departments and quasi-government bodies in the past year.

REVIEW OF ACTIVITIES

These valuation services given in the past 5 years are summarised in the graph below :



Property Information Services

The Department's work in relation to property research and market monitoring for Government policy purposes has increased significantly in the last few years.

The Department is heavily involved in providing such information to Housing Bureau. In addition to ad hoc requests, property data are updated into the Integrated Housing Information System maintained by Housing Bureau. The system was set up to bring together comprehensive information on land

supply, housing production and the property market to facilitate monitoring of territory-wide housing development.

Input from Planning, Lands, Buildings, Housing, Inland Revenue and this Department, Land Registry, and other policy bureaux has been co-ordinated by Housing Bureau.

The 1998 edition of the Hong Kong Property Review gives a review of the property market in 1997 and provides forecasts of completions in 1998 and 1999.

Hard copies of this publication are on sale to the public at the Government Publications Centre and soft copies on magnetic disks can be purchased from the Department.

Its quarterly update, "Hong Kong Property Review - Quarterly Supplement", has now been incorporated into the Department's homepage. Statistics on rents, prices and completions can be downloaded free of charge from <http://www.info.gov.hk/rvd/> or by facsimile through the 24-hour automated telephone enquiry system at 2881 1033. Hard copies are also available for collection at the Department.

Building Numbering

Under the Buildings Ordinance, the Commissioner of Rating and Valuation is the authority for building numbering in the territory. During the year, building numbers were allocated to 352 buildings in urban areas and 4 096 buildings in rural areas.

In addition to routinely assigning building numbers to new buildings within areas with established numbering systems, the Department is systematically establishing official numbering systems in rural areas in the New Territories where previously there were none.

To encourage correct display of building numbers, a publicity campaign is being prepared for launch in 1998-99.

RENT CONTROL

Landlord and Tenant (Consolidation) Ordinance

The major activities arising from Parts I, II and IV are summarised in Table 13. An analysis of



notices received and certificates issued for Part II tenancies is provided in Table 14.

During the year no major legislative amendments were made to the Ordinance.

However, a comprehensive review of the Ordinance was carried out to suggest changes, to make improvements to the tenancy renewal system under Part IV and to remove certain inconsistencies.

Advisory and Mediator Services

Comprehensive advisory services and mediatory services are provided to landlords and tenants of residential properties.

In 1997-98, some 97 000 enquiries were handled, with 11 500 of these being dealt with during the weekly visits by Rent Officers to District Offices.

Supply of Rental Information

To assist parties to Lands Tribunal hearings, rental data of up to 6 similar properties in the vicinity are provided at a fee. During 1997-98, some 560 such applications were dealt with.

REVIEW OF ACTIVITIES

PERFORMANCE AND SERVICE TARGETS

Performance Pledge

In 12 out of the 15 work items listed in the 1997-98 Performance Pledge, set service levels and targets were either met or exceeded.

Two items were marginally below our expectation. Unfortunately, under performance of 30% was recorded in our pledge to effect change of payer's particulars within 20 minutes for a request made in person, or within 10 working days for a request made by post except during peak periods. The situation is being reviewed with a view to improving procedures.

These service levels and targets are contained in the 1998-99 Performance Pledge pamphlet, outlining the pledges for 1998-99.



Other Services

To keep members of the property industry abreast of any legislative or policy changes affecting the work of the Department, a twice

yearly bulletin, "R & V News", is issued. Circulation is wide.

A 24-hour automated telephone enquiry service provides recorded information on rating and landlord and tenant matters, as well as updated information on rates billing and collection matters. It also provides callers with an option to obtain most of the information by facsimile including property market statistics.

The system was expanded in capacity to handle enquiries on the subject of the 1997-98 General Revaluation in March 1997. It was further enhanced to provide messages in Putonghua in late May 1997. A brief introduction to Government Rent is also included.

The system is used to inform the public of any changes in policy and procedures affecting them. The public may access this service through a tone-dial telephone by dialling 2881 1033.



INFORMATION SYSTEMS STRATEGY

The implementation of the Information Systems Strategy Plan is near completion. After full implementation, the Department will have a computerised property database integrated with a valuation, rates and Government rent billing system.

The development of 12 major strategic applications began in April 1994. Seven systems are now operational. Two of the remainder are being actively developed whilst others are under review. The target date for completion of all the applications is early 1999.

In addition, the Government Rent System was implemented in June 1997. It should be fully functional by late 1998.

The Department will review the computerised information systems with a view to further improving efficiency, cost-effectiveness of the billing and accounting functionalities, and services to the public.

EXTENSION OF AUTOMATED TELEPHONE ENQUIRY SERVICE

An interactive voice system connected to the property database will be introduced soon. By using this system, information on the age and saleable area of domestic properties can be obtained, at a fee, by the public via facsimile.

A new Interactive Voice Processing System with larger capacity and more sophisticated functions should also be installed soon.

OTHERS

The Department continues the referencing and valuation of properties not yet assessed to rates and/or Government rent. In addition, separate rating assessments for individual flats will be created for public rental housing blocks under the Tenants Purchase Scheme.

As one of the special relief measures to address the impact of the economic downturn, Government

CHALLENGES AHEAD

announced a rebate of the rates paid for the quarter from April to June 1998. This was to be paid in the October to December quarter.

The Landlord and Tenant (Consolidation) Ordinance is being

reviewed with the aim of simplifying the tenancy renewal procedures in Part IV, removing obsolete provisions and improving the general operation of the Ordinance. An amendment bill will be introduced into the Legislative Council shortly.

TABLES

1. Valuation List - Rateable value by area and district
2. Valuation List - Assessments by area and district
3. Valuation List - Private domestic assessments by area and district
4. Valuation List - Public domestic assessments by area and district
5. Valuation List - Shop and other commercial assessments by area and district
6. Valuation List - Office and industrial/office assessments by area and district
7. Valuation List - Factory and storage assessments by area and district
8. Valuation List - Distribution of assessments and rateable values by category
9. Valuation List - Analysis of assessments by rateable value range
10. Government Rent Roll - Assessments by area and district
11. Interim valuations and deletions
12. Proposals, objections and appeals
13. Landlord and Tenant (Consolidation) Ordinance - Certificates, notices and agreements processed in 1997-98
14. Landlord and Tenant (Consolidation) Ordinance - Rent increases for post-war premises under Part II

TABLE 1

**VALUATION LIST - RATEABLE VALUE BY AREA AND DISTRICT
FOR THE YEARS 1994 TO 1998***

(\$'000)

| | 1994 | 1995 | 1996 | 1997 | 1998 |
|------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| West | 7 132 037 | 6 694 253 | 7 066 502 | 8 195 654 | 8 246 927 |
| Sheung Wan | 5 980 559 | 6 012 577 | 6 050 807 | 6 827 277 | 6 936 279 |
| Central | 15 473 404 | 15 423 133 | 15 404 062 | 17 834 631 | 17 878 657 |
| Wan Chai | 11 126 788 | 11 220 504 | 12 370 309 | 14 705 714 | 14 862 344 |
| Mid-levels | 9 030 844 | 9 119 030 | 10 119 589 | 14 148 777 | 14 302 433 |
| Peak | 1 719 736 | 1 809 451 | 1 838 473 | 2 639 942 | 2 651 199 |
| Causeway Bay | 10 977 487 | 10 963 258 | 11 325 848 | 14 048 342 | 14 070 976 |
| North Point | 17 099 089 | 17 483 803 | 17 578 255 | 22 408 436 | 22 640 707 |
| Shau Kei Wan | 6 593 253 | 7 090 096 | 7 518 794 | 9 930 771 | 10 633 448 |
| Aberdeen | 5 693 647 | 5 858 959 | 6 265 579 | 8 182 989 | 8 236 671 |
| South | 4 695 053 | 4 695 288 | 5 019 310 | 7 412 662 | 7 407 087 |
| HONG KONG | 95 521 897 | 96 370 352 | 100 557 528 | 126 335 195 | 127 866 728 |
| Tsim Sha Tsui | 15 936 342 | 16 092 143 | 16 237 703 | 18 368 733 | 18 095 705 |
| Yau Ma Tei | 7 458 364 | 7 431 163 | 7 622 830 | 8 423 732 | 8 924 205 |
| Mong Kok | 5 102 371 | 5 132 294 | 5 283 875 | 6 097 359 | 6 018 037 |
| Hung Hom | 9 444 889 | 9 484 666 | 9 568 345 | 10 729 737 | 10 691 643 |
| Ho Man Tin | 4 535 796 | 4 552 176 | 4 642 997 | 5 663 715 | 5 757 999 |
| KOWLOON | 42 477 762 | 42 692 443 | 43 355 750 | 49 283 276 | 49 487 590 |
| Cheung Sha Wan | 10 001 976 | 10 104 189 | 10 503 598 | 11 299 512 | 11 743 678 |
| Shek Kip Mei | 2 790 950 | 3 031 216 | 3 155 167 | 3 966 472 | 4 016 563 |
| Kowloon Tong | 2 212 433 | 2 219 997 | 2 241 946 | 2 768 984 | 2 763 963 |
| Wong Tai Sin | 10 664 190 | 10 693 068 | 10 564 628 | 12 691 052 | 13 721 415 |
| Kwun Tong | 17 827 403 | 18 262 491 | 18 564 922 | 21 183 138 | 22 427 236 |
| NEW KOWLOON | 43 496 952 | 44 310 960 | 45 030 261 | 51 909 158 | 54 672 856 |
| Tsuen Wan | 29 803 947 | 30 215 985 | 31 781 784 | 35 540 589 | 35 092 988 |
| Tuen Mun | 9 225 178 | 9 594 856 | 10 036 897 | 10 304 196 | 10 376 483 |
| Yuen Long | 4 292 966 | 5 128 431 | 5 557 899 | 6 910 743 | 7 421 398 |
| North | 2 977 412 | 3 270 531 | 3 853 937 | 5 544 392 | 6 152 882 |
| Tai Po | 6 004 110 | 6 151 464 | 6 387 601 | 7 911 955 | 8 389 877 |
| Sha Tin | 16 792 625 | 17 088 732 | 17 984 114 | 22 250 095 | 23 054 562 |
| Sai Kung | 3 895 393 | 4 271 941 | 4 981 621 | 6 197 241 | 6 643 810 |
| Outlying Islands | 2 658 232 | 2 615 564 | 2 776 421 | 2 961 411 | 3 040 667 |
| NEW TERRITORIES | 75 649 861 | 78 337 503 | 83 360 274 | 97 620 623 | 100 172 667 |
| OVERALL | 257 146 472 | 261 711 257 | 272 303 813 | 325 148 252 | 332 199 840 |

* As at 1 April each year.

TABLE 2

**VALUATION LIST - ASSESSMENTS BY AREA AND DISTRICT
FOR THE YEARS 1994 TO 1998***

(\$'000)

| | 1994 | 1995 | 1996 | 1997 | 1998 |
|------------------------|------------------|------------------|------------------|------------------|------------------|
| West | 45 086 | 45 224 | 48 143 | 49 570 | 49 876 |
| Sheung Wan | 29151 | 29 115 | 29 982 | 30 302 | 30 726 |
| Central | 18 013 | 18 239 | 18 444 | 18 262 | 18 156 |
| Wan Chai | 42 315 | 42 282 | 43 587 | 44 510 | 45 089 |
| Mid-levels | 32 281 | 33 239 | 37 880 | 40 636 | 41 787 |
| Peak | 2 906 | 3 067 | 3 134 | 3 164 | 3 174 |
| Causeway Bay | 37 234 | 38 488 | 39 787 | 40 256 | 40 928 |
| North Point | 106 214 | 108 596 | 110 360 | 110 865 | 112 123 |
| Shau Kei Wan | 46 952 | 52 377 | 53 527 | 62 168 | 65 778 |
| Aberdeen | 32 670 | 33 860 | 37 104 | 42 062 | 43 556 |
| South | 11 550 | 11 470 | 12 829 | 13 068 | 13 057 |
| HONG KONG | 404 372 | 415 957 | 434 777 | 454 863 | 464 250 |
| Tsim Sha Tsui | 34 752 | 35 544 | 36 558 | 37 689 | 37 852 |
| Yau Ma Tei | 47 023 | 47 726 | 48 729 | 50 282 | 52 354 |
| Mong Kok | 43 772 | 44 255 | 45 086 | 46 096 | 46 126 |
| Hung Hom | 63 242 | 64 510 | 65 907 | 69 306 | 69 385 |
| Ho Man Tin | 23 608 | 23 782 | 24 525 | 24 906 | 25 231 |
| KOWLOON | 212 397 | 215 817 | 220 805 | 228 279 | 230 948 |
| Cheung Sha Wan | 72 186 | 73 372 | 74 583 | 75 556 | 77 135 |
| Shek Kip Mei | 8 763 | 10 381 | 11 337 | 12 777 | 12 878 |
| Kowloon Tong | 10 509 | 10 528 | 10 558 | 10 542 | 10 531 |
| Wong Tai Sin | 43 047 | 43 848 | 44 742 | 46 328 | 50 907 |
| Kwun Tong | 94 682 | 97 016 | 100 866 | 107 433 | 114 066 |
| NEW KOWLOON | 229 187 | 235 145 | 242 086 | 252 636 | 265 517 |
| Tsuen Wan | 139 143 | 145 288 | 150 333 | 155 390 | 159 235 |
| Tuen Mun | 83 752 | 91 473 | 101 966 | 104 656 | 105 610 |
| Yuen Long | 48 930 | 53 469 | 59 053 | 70 132 | 77 961 |
| North | 23 010 | 27 701 | 35 985 | 48 406 | 54 743 |
| Tai Po | 44 956 | 45 725 | 49 025 | 53 947 | 57 892 |
| Sha Tin | 103 969 | 112 394 | 121 229 | 131 519 | 137 554 |
| Sai Kung | 25 869 | 26 820 | 34 392 | 36 206 | 39 379 |
| Outlying Islands | 22 890 | 23 287 | 24 833 | 27 215 | 28 304 |
| NEW TERRITORIES | 492 519 | 526 157 | 576 816 | 627 471 | 660 678 |
| OVERALL | 1 338 475 | 1 393 076 | 1 474 484 | 1 563 249 | 1 621 393 |

* As at 1 April each year.

**VALUATION LIST - PRIVATE DOMESTIC ASSESSMENTS
BY AREA AND DISTRICT AS AT 1 APRIL 1998**

| District | CLASSES A & B | | CLASS C | | CLASSES D & E | | MISCELLANEOUS | | TOTAL | |
|------------------------|----------------|-------------------------|---------------|-------------------------|---------------|-------------------------|---------------|-------------------------|------------------|-------------------------|
| | Number | Rateable Value (\$'000) | Number | Rateable Value (\$'000) | Number | Rateable Value (\$'000) | Number | Rateable Value (\$'000) | Number | Rateable Value (\$'000) |
| West | 40 597 | 3 574 391 | 818 | 160 991 | 172 | 39 723 | 93 | 6 992 | 41 680 | 3 782 096 |
| Sheung Wan | 12 498 | 1 091 979 | 412 | 84 504 | 156 | 52 434 | 43 | 2 231 | 13 109 | 1 231 148 |
| Central | 3 338 | 396 628 | 192 | 112 836 | 373 | 321 756 | 20 | 1 098 | 3 923 | 832 318 |
| Wan Chai | 26 316 | 2 605 081 | 1 185 | 280 615 | 535 | 237 540 | 131 | 8 370 | 28 167 | 3 131 606 |
| Mid-levels | 7 999 | 1 616 585 | 7 504 | 2 441 551 | 13 269 | 8 399 760 | 12 | 1 598 | 28 784 | 12 459 493 |
| Peak | 3 | 677 | 32 | 15 325 | 2 184 | 2 410 577 | - | - | 2 219 | 2 426 579 |
| Causeway Bay | 15 753 | 2 280 612 | 5 117 | 1 382 675 | 6 584 | 3 348 793 | 71 | 6 012 | 27 525 | 7 018 092 |
| North Point | 71 642 | 9 619 243 | 14 779 | 3 967 672 | 5 374 | 2 073 987 | 111 | 8 719 | 91 906 | 15 669 621 |
| Shau Kei Wan | 48 368 | 4 896 576 | 1 392 | 255 061 | 94 | 85 111 | 22 | 1 285 | 49 876 | 5 238 033 |
| Aberdeen | 28 941 | 3 355 921 | 2 073 | 471 448 | 274 | 100 917 | 21 | 1 316 | 31 309 | 3 929 602 |
| South | 985 | 159 128 | 701 | 352 284 | 6 102 | 6 086 589 | 2 | 361 | 7 790 | 6 598 362 |
| HONG KONG | 256 440 | 29 596 821 | 34 205 | 9 524 962 | 35 117 | 23 157 186 | 526 | 37 983 | 326 288 | 62 316 951 |
| Tsim Sha Tsui | 11 976 | 1 464 106 | 2 717 | 553 941 | 973 | 382 510 | 35 | 3 356 | 15 701 | 2 403 913 |
| Yau Ma Tei | 31 793 | 2 496 068 | 2 487 | 392 637 | 492 | 203 054 | 303 | 14 686 | 35 075 | 3 106 446 |
| Mong Kok | 32 502 | 2 189 998 | 1 638 | 162 742 | 225 | 36 376 | 202 | 8 330 | 34 567 | 2 397 446 |
| Hung Hom | 48 853 | 4 112 548 | 5 126 | 899 047 | 320 | 36 371 | 93 | 6 189 | 54 392 | 5 054 155 |
| Ho Man Tin | 7 382 | 1 009 583 | 5 970 | 1 383 848 | 4 291 | 1 541 648 | 28 | 2 600 | 17 671 | 3 937 680 |
| KOWLOON | 132 506 | 11 272 304 | 17 938 | 3 392 215 | 6 301 | 2 199 960 | 661 | 35 160 | 157 406 | 16 899 639 |
| Cheung Sha Wan | 50 310 | 4 072 609 | 4 549 | 676 209 | 1 123 | 290 729 | 528 | 14 999 | 56 510 | 5 054 546 |
| Shek Kip Mei | 3 654 | 545 897 | 1 967 | 498 689 | 1 102 | 533 460 | 12 | 1 557 | 6 735 | 1 579 603 |
| Kowloon Tong | 1 514 | 260 707 | 2 022 | 498 785 | 2 831 | 1 212 187 | 28 | 1 994 | 6 395 | 1 973 672 |
| Wong Tai Sin | 37 002 | 3 065 218 | 870 | 90 102 | 159 | 27 702 | 224 | 9 965 | 38 255 | 3 192 987 |
| Kwun Tong | 74 559 | 7 469 901 | 657 | 85 746 | 117 | 38 295 | 133 | 5 419 | 75 466 | 7 599 362 |
| NEW KOWLOON | 167 039 | 15 414 332 | 10 065 | 1 849 531 | 5 332 | 2 102 373 | 925 | 33 935 | 183 361 | 19 400 170 |
| Tsuen Wan | 89 716 | 7 368 530 | 3 008 | 438 527 | 1 237 | 358 158 | 597 | 27 088 | 94 558 | 8 192 303 |
| Tuen Mun | 74 336 | 3 840 193 | 2 705 | 308 725 | 1 499 | 369 603 | 11 | 239 | 78 551 | 4 518 760 |
| Yuen Long | 50 495 | 2 230 693 | 7 223 | 780 751 | 3 419 | 513 972 | 128 | 1 910 | 61 265 | 3 527 327 |
| North | 39 253 | 2 366 679 | 2 148 | 201 729 | 1 226 | 141 894 | 221 | 4 840 | 42 848 | 2 715 142 |
| Tai Po | 41 889 | 3 025 637 | 2 959 | 491 526 | 2 789 | 1 004 144 | 55 | 1 898 | 47 692 | 4 523 204 |
| Sha Tin | 85 403 | 7 696 864 | 6 664 | 1 525 798 | 3 882 | 1 373 138 | 3 | 115 | 95 952 | 10 595 914 |
| Sai Kung | 30 601 | 2 472 999 | 1 109 | 151 713 | 3 392 | 1 682 952 | - | - | 35 102 | 4 307 664 |
| Outlying Islands | 20 261 | 1 063 696 | 2 861 | 388 114 | 2 557 | 759 317 | - | - | 25 679 | 2 211 128 |
| NEW TERRITORIES | 431 954 | 30 065 290 | 28 677 | 4 286 884 | 20 001 | 6 203 179 | 1 015 | 36 089 | 481 647 | 40 591 442 |
| OVERALL | 987 939 | 86 348 747 | 90 885 | 19 053 592 | 66 751 | 33 662 697 | 3 127 | 143 167 | 1 148 702 | 139 208 203 |

The above figures exclude parking spaces which are separately assessed.

**VALUATION LIST - PUBLIC DOMESTIC ASSESSMENTS
BY AREA AND DISTRICT AS AT 1 APRIL 1998**

| District | HOUSING AUTHORITY | | HOUSING SOCIETY & HONG KONG SETTLERS HOUSING CORPORATION LTD. | |
|------------------------|-------------------|-------------------------|--|-------------------------|
| | Rental Housing | | Rental Housing | |
| | Number | Rateable Value (\$'000) | Number | Rateable Value (\$'000) |
| West | 5 | 31 337 | 7 | 84 505 |
| Causeway Bay | - | - | 3 | 193 311 |
| North Point | 9 | 236 737 | 435 | 110 366 |
| Shau Kei Wan | 59 | 2 229 462 | 16 | 180 241 |
| Aberdeen | 52 | 1 646 365 | 5 | 43 559 |
| South | 4 | 69 757 | - | - |
| HONG KONG | 129 | 4 213 658 | 466 | 611 983 |
| Yau Ma Tei | - | - | 668 | 46 889 |
| Hung Hom | 2 | 14 900 | 15 | 304 964 |
| Ho Man Tin | 41 | 707 873 | 3 | 50 216 |
| KOWLOON | 43 | 722 772 | 686 | 402 069 |
| Cheung Sha Wan | 37 | 513 476 | - | - |
| Shek Kip Mei | 116 | 1 522 413 | - | - |
| Wong Tai Sin | 156 | 4 856 149 | - | - |
| Kwun Tong | 146 | 4 186 159 | 9 | 275 389 |
| NEW KOWLOON | 455 | 11 078 198 | 9 | 275 389 |
| Tsuen Wan | 195 | 4 795 938 | 489 | 268 346 |
| Tuen Mun | 68 | 1 621 456 | - | - |
| Yuen Long | 50 | 935 667 | - | - |
| North | 39 | 1 075 105 | 18 | 22 336 |
| Tai Po | 41 | 1 562 756 | - | - |
| Sha Tin | 98 | 3 689 692 | 16 | 195 763 |
| Sai Kung | 29 | 1 173 920 | 4 | 9 813 |
| Outlying Islands | 29 | 34 301 | - | - |
| NEW TERRITORIES | 549 | 14 888 837 | 527 | 496 258 |
| OVERALL | 1 176 | 30 903 466 | 1 688 | 1 785 700 |

The above figures exclude (separately assessed) parking space.

**VALUATION LIST - SHOP AND OTHER COMMERCIAL ASSESSMENTS
BY AREA AND DISTRICT AS AT 1 APRIL 1998**

| District | Shops | | Other Commercial Premises | |
|------------------------|---------------|-------------------------|---------------------------|-------------------------|
| | Number | Rateable Value (\$'000) | Number | Rateable Value (\$'000) |
| West | 3 234 | 695 460 | 823 | 213 297 |
| Sheung Wan | 3 120 | 1 010 145 | 1 301 | 616 144 |
| Central | 2 728 | 2 738 107 | 404 | 2 446 577 |
| Wan Chai | 4 090 | 2 853 881 | 1 362 | 1 144 738 |
| Mid-levels | 323 | 95 102 | 65 | 33 004 |
| Peak | 112 | 65 516 | 4 | 22 392 |
| Causeway Bay | 2 680 | 1 988 894 | 524 | 1 184 330 |
| North Point | 5 394 | 1 860 056 | 705 | 565 280 |
| Shau Kei Wan | 3 120 | 695 011 | 408 | 155 919 |
| Aberdeen | 1 776 | 520 762 | 239 | 162 328 |
| South | 224 | 170 571 | 38 | 49 779 |
| HONG KONG | 26 801 | 12 693 504 | 5 873 | 6 593 787 |
| Tsim Sha Tsui | 7 579 | 5 363 616 | 1 117 | 1 993 651 |
| Yau Ma Tei | 5 632 | 2 780 286 | 1 354 | 1 121 793 |
| Mong Kok | 5 208 | 1 794 784 | 1 095 | 480 653 |
| Hung Hom | 5 575 | 1 404 426 | 542 | 322 103 |
| Ho Man Tin | 635 | 218 123 | 141 | 97 231 |
| KOWLOON | 24 629 | 11 561 234 | 4 249 | 4 015 431 |
| Cheung Sha Wan | 7 416 | 2 427 617 | 1 349 | 493 113 |
| Shek Kip Mei | 1 089 | 144 588 | 8 | 13 968 |
| Kowloon Tong | 73 | 29 775 | 6 | 21 231 |
| Wong Tai Sin | 3 699 | 1 826 426 | 375 | 317 522 |
| Kwun Tong | 4 890 | 1 869 384 | 273 | 435 782 |
| NEW KOWLOON | 17 167 | 6 297 791 | 2 011 | 1 281 616 |
| Tsuen Wan | 8 050 | 2 563 528 | 376 | 460 975 |
| Tuen Mun | 4 545 | 1 003 065 | 157 | 193 694 |
| Yuen Long | 5 734 | 1 060 836 | 367 | 164 446 |
| North | 2 618 | 787 245 | 55 | 50 986 |
| Tai Po | 2 496 | 725 056 | 144 | 115 746 |
| Sha Tin | 3 779 | 2 009 868 | 68 | 342 344 |
| Sai Kung | 1 316 | 243 887 | 21 | 36 877 |
| Outlying Islands | 1 789 | 161 957 | 57 | 15 603 |
| NEW TERRITORIES | 30 327 | 8 555 441 | 1 245 | 1 380 670 |
| OVERALL | 98 924 | 39 107 970 | 13 378 | 13 271 504 |

TABLE 6

**VALUATION LIST - OFFICE AND INDUSTRIAL/OFFICE ASSESSMENTS
BY AREA AND DISTRICT AS AT 1 APRIL 1998**

| District | Offices | | Industrial/Office Premises | |
|------------------------|---------------|-------------------------|----------------------------|-------------------------|
| | Number | Rateable Value (\$'000) | Number | Rateable Value (\$'000) |
| West | 1 544 | 261 022 | - | - |
| Sheung Wan | 12 205 | 2 752 801 | - | - |
| Central | 9 267 | 10 589 127 | - | - |
| Wan Chai | 9 090 | 6 148 438 | - | - |
| Mid-levels | 1 | 9 540 | - | - |
| Causeway Bay | 2 644 | 1 908 935 | - | - |
| North Point | 2 627 | 1 816 592 | - | - |
| Shau Kei Wan | 753 | 130 856 | 153 | 48 470 |
| Aberdeen | 995 | 97 418 | 21 | 8 454 |
| HONG KONG | 39 126 | 23 714 729 | 174 | 56 924 |
| Tsim Sha Tsui | 11 411 | 4 846 689 | - | - |
| Yau Ma Tei | 7 421 | 1 153 494 | - | - |
| Mong Kok | 2 244 | 486 183 | 78 | 19 296 |
| Hung Hom | 982 | 435 889 | 17 | 6 994 |
| Ho Man Tin | 180 | 75 213 | - | - |
| KOWLOON | 22 238 | 6 997 468 | 95 | 26 290 |
| Cheung Sha Wan | 1 125 | 308 063 | 297 | 116 456 |
| Shek Kip Mei | 87 | 110 334 | - | - |
| Kowloon Tong | 3 | 4 236 | - | - |
| Wong Tai Sin | 117 | 257 408 | 354 | 47 091 |
| Kwun Tong | 851 | 725 998 | 626 | 262 729 |
| NEW KOWLOON | 2 183 | 1 406 039 | 1 277 | 426 276 |
| Tsuen Wan | 1 715 | 502 601 | 523 | 37 916 |
| Tuen Mun | 80 | 5 571 | - | - |
| Yuen Long | 460 | 41 689 | - | - |
| North | 110 | 52 190 | - | - |
| Tai Po | 60 | 11 475 | - | - |
| Sha Tin | 475 | 285 211 | 107 | 26 699 |
| Sai Kung | - | - | - | - |
| Outlying Islands | 1 | 312 | - | - |
| NEW TERRITORIES | 2 901 | 899 049 | 630 | 64 615 |
| OVERALL | 66 448 | 33 017 285 | 2 176 | 574 105 |

TABLE 7

**VALUATION LIST - FACTORY AND STORAGE ASSESSMENTS
BY AREA AND DISTRICT AS AT 1 APRIL 1998**

| District | Factories | | Storage Premises | |
|------------------------|---------------|-------------------------|------------------|-------------------------|
| | Number | Rateable Value (\$'000) | Number | Rateable Value (\$'000) |
| West | 510 | 118 251 | 21 | 10 422 |
| Sheung Wan | - | - | 1 | 276 |
| North Point | 1 530 | 1 137 536 | 24 | 63 657 |
| Shau Kei Wan | 4 818 | 1 147 115 | 9 | 76 242 |
| Aberdeen | 4 372 | 936 106 | 11 | 29 808 |
| HONG KONG | 11 230 | 3 339 009 | 66 | 180 405 |
| Tsim Sha Tsui | - | - | 3 | 62 400 |
| Mong Kok | 2 270 | 504 718 | 6 | 7 428 |
| Hung Hom | 2 955 | 1 191 296 | 119 | 97 585 |
| KOWLOON | 5 225 | 1 696 014 | 128 | 167 413 |
| Cheung Sha Wan | 5 392 | 1 574 377 | 57 | 174 197 |
| Shek Kip Mei | 9 | 11 004 | - | - |
| Wong Tai Sin | 3 303 | 775 424 | 5 | 4 896 |
| Kwun Tong | 19 312 | 4 491 767 | 156 | 325 799 |
| NEW KOWLOON | 28 016 | 6 852 572 | 218 | 504 892 |
| Tsuen Wan | 28 051 | 5 180 658 | 891 | 2 136 160 |
| Tuen Mun | 6 815 | 871 823 | 8 | 59 154 |
| Yuen Long | 1 131 | 465 874 | 68 | 63 619 |
| North | 2 247 | 382 404 | 33 | 93 639 |
| Tai Po | 341 | 729 568 | - | - |
| Sha Tin | 9 923 | 1 684 866 | 231 | 565 354 |
| Sai Kung | 17 | 68 999 | 3 | 2 088 |
| Outlying Islands | 22 | 1 525 | - | - |
| NEW TERRITORIES | 48 547 | 9 385 717 | 1 234 | 2 920 013 |
| OVERALL | 93 018 | 21 273 311 | 1 646 | 3 772 723 |

TABLE 8

**VALUATION LIST - DISTRIBUTION OF ASSESSMENTS AND RATEABLE VALUES
BY CATEGORY AS AT 1 APRIL 1998**

| Category | Number | % | Rateable Value (\$'000) | % |
|-------------------------------------|------------------|--------------|-------------------------|--------------|
| Domestic Premises | 1 151 566 | 71.0 | 171 897 368 | 51.8 |
| Shops and Other Commercial Premises | 112 302 | 6.9 | 52 379 474 | 15.8 |
| Offices | 66 448 | 4.1 | 33 017 285 | 9.9 |
| Industrial/Office Premises | 2 176 | 0.1 | 574 105 | 0.2 |
| Factories | 93 018 | 5.7 | 21 273 311 | 6.4 |
| Storage Premises | 1 646 | 0.1 | 3 772 723 | 1.1 |
| Parking Spaces* | 157 880 | 9.7 | 8 125 388 | 2.4 |
| Others | 36 357 | 2.2 | 41 160 186 | 12.4 |
| Overall | 1 621 393 | 100.0 | 332 199 840 | 100.0 |

* Parking spaces include both domestic and non-domestic parking spaces.

TABLE 9

**VALUATION LIST - ANALYSIS OF ASSESSMENTS BY RATEABLE VALUE RANGE
AS AT 1 APRIL 1998**

| Rateable Value Range (\$) | Hong Kong | Kowloon | New Kowloon | New Territories | Total | % | Cumulative % |
|---------------------------|----------------|----------------|----------------|-----------------|------------------|--------------|--------------|
| 3 001 - 9 999 | 855 | 822 | 1 332 | 9 935 | 12 944 | 0.8 | 0.8 |
| 10 000 - 19 999 | 6 428 | 5 219 | 11 016 | 53 704 | 76 367 | 4.7 | 5.5 |
| 20 000 - 29 999 | 27 821 | 4 732 | 8 801 | 32 681 | 74 035 | 4.6 | 10.1 |
| 30 000 - 39 999 | 13 805 | 7 281 | 9 868 | 42 174 | 73 128 | 4.5 | 14.6 |
| 40 000 - 49 999 | 7 972 | 11 260 | 7 844 | 67 481 | 94 557 | 5.8 | 20.4 |
| 50 000 - 59 999 | 13 323 | 23 985 | 17 796 | 68 972 | 124 076 | 7.7 | 28.1 |
| 60 000 - 69 999 | 27 012 | 27 557 | 30 653 | 85 581 | 170 803 | 10.5 | 38.6 |
| 70 000 - 79 999 | 36 040 | 23 029 | 28 718 | 65 303 | 153 090 | 9.4 | 48.0 |
| 80 000 - 89 999 | 32 465 | 16 610 | 29 604 | 55 302 | 133 981 | 8.3 | 56.3 |
| 90 000 - 99 999 | 31 128 | 12 935 | 16 784 | 38 767 | 99 614 | 6.1 | 62.5 |
| 100 000 - 119 999 | 51 486 | 20 402 | 25 007 | 42 654 | 139 549 | 8.6 | 71.1 |
| 120 000 - 139 999 | 32 894 | 11 118 | 16 739 | 19 884 | 80 635 | 5.0 | 76.0 |
| 140 000 - 159 999 | 25 272 | 7 884 | 11 929 | 11 662 | 56 747 | 3.5 | 79.5 |
| 160 000 - 179 999 | 20 797 | 6 595 | 6 963 | 9 653 | 44 008 | 2.7 | 82.2 |
| 180 000 - 199 999 | 15 211 | 7 209 | 6 820 | 7 053 | 36 293 | 2.2 | 84.5 |
| 200 000 - 249 999 | 27 870 | 12 629 | 10 732 | 13 738 | 64 969 | 4.0 | 88.5 |
| 250 000 - 299 999 | 16 644 | 7 274 | 5 734 | 8 401 | 38 053 | 2.3 | 90.8 |
| 300 000 - 349 999 | 12 717 | 4 921 | 4 509 | 5 288 | 27 435 | 1.7 | 92.5 |
| 350 000 - 399 999 | 10 230 | 3 517 | 2 702 | 4 081 | 20 530 | 1.3 | 93.8 |
| 400 000 - 449 999 | 9 258 | 2 330 | 1 893 | 2 387 | 15 868 | 1.0 | 94.8 |
| 450 000 - 499 999 | 5 618 | 1 893 | 1 493 | 2 256 | 11 260 | 0.7 | 95.5 |
| 500 000 - 599 999 | 8 229 | 2 333 | 1 842 | 3 142 | 15 546 | 1.0 | 96.4 |
| 600 000 - 749 999 | 7 960 | 2 333 | 1 749 | 2 848 | 14 890 | 0.9 | 97.3 |
| 750 000 - 999 999 | 8 359 | 2 005 | 1 436 | 1 871 | 13 671 | 0.8 | 98.2 |
| 1 000 000 - 1 499 999 | 6 854 | 1 869 | 1 216 | 1 844 | 11 783 | 0.7 | 98.9 |
| 1 500 000 - 1 999 999 | 2 455 | 909 | 566 | 820 | 4 750 | 0.3 | 99.2 |
| 2 000 000 - 2 999 999 | 2 119 | 934 | 480 | 1 011 | 4 544 | 0.3 | 99.5 |
| 3 000 000 - 9 999 999 | 2 792 | 1 131 | 762 | 1 447 | 6 132 | 0.4 | 99.9 |
| 10 000 000 - 99 999 999 | 617 | 222 | 521 | 721 | 2 081 | 0.1 | 100.0 |
| 100 000 000 - 999 999 999 | 17 | 10 | 8 | 14 | 49 | * | 100.0 |
| Over 999 999 999 | 2 | - | - | 3 | 5 | * | 100.0 |
| Overall | 464 250 | 230 948 | 265 517 | 660 678 | 1 621 393 | 100.0 | - |

* Percentage below 0.05%

GOVERNMENT RENT ROLL - ASSESSMENTS BY AREA AND DISTRICT AS AT 1 APRIL 1998

| District | *Not Exceeding Minimum Rateable Value | Above Minimum Rateable Value | |
|------------------------|--|------------------------------|-------------------------|
| | Number | Number | Rateable Value (\$'000) |
| West | - | 2 074 | 1 389 614 |
| Sheung Wan | - | 609 | 1 322 361 |
| Central | - | 748 | 2 453 400 |
| Wan Chai | - | 1 791 | 1 375 905 |
| Mid-levels | - | 1 848 | 1 056 432 |
| Peak | - | 360 | 293 897 |
| Causeway Bay | - | 3 091 | 1 599 112 |
| North Point | - | 3 572 | 1 250 815 |
| Shau Kei Wan | 80 | 20 612 | 2 645 205 |
| Aberdeen | - | 14 127 | 2 519 976 |
| South | 10 | 1 951 | 779 390 |
| HONG KONG | 90 | 50 783 | 16 686 107 |
| Tsim Sha Tsui | - | 2 134 | 1 306 321 |
| Yau Ma Tei | - | 3 776 | 1 167 265 |
| Mong Kok | - | 1 730 | 670 643 |
| Hung Hom | - | 1 591 | 2 056 581 |
| Ho Man Tin | - | 2 387 | 725 629 |
| KOWLOON | - | 11 618 | 5 926 438 |
| Cheung Sha Wan | 45 | 75 987 | 10 985 329 |
| Shek Kip Mei | 1 | 11 258 | 2 808 124 |
| Kowloon Tong | - | 10 514 | 2 782 049 |
| Wong Tai Sin | - | 48 343 | 6 524 467 |
| Kwun Tong | 7 | 110 526 | 17 686 025 |
| NEW KOWLOON | 53 | 256 628 | 40 785 993 |
| Tsuen Wan | 1 453 | 154 549 | 27 906 833 |
| Tuen Mun | 895 | 101 406 | 7 298 699 |
| Yuen Long | 3 369 | 76 060 | 6 128 137 |
| North | 4 683 | 53 224 | 4 882 395 |
| Tai Po | 11 002 | 56 468 | 6 365 058 |
| Sha Tin | 2 319 | 130 852 | 18 436 678 |
| Sai Kung | 4 762 | 36 883 | 6 057 011 |
| Outlying Islands | 7 447 | 26 709 | 2 969 436 |
| NEW TERRITORIES | 35 930 | 636 151 | 80 044 246 |
| OVERALL | 36 073 | 955 180 | 143 442 784 |

* Where the rateable value of a property does not exceed the Minimum Rateable Value of \$3 000, the rateable value for Government rent purposes is deemed by law to be \$1 and the Government rent payable if demanded would be 3 cents per annum. In practice, no rent demands are issued for such cases.

INTERIM VALUATIONS AND DELETIONS IN 1997-98

| REGION | Rates and Government Rent | | | | Rates Only | | | | Government Rent Only | | | |
|------------------------|---------------------------|--------------------------|-----------|--------------------------|--------------------|--------------------------|-----------|--------------------------|----------------------|--------------------------|-----------|--------------------------|
| | Interim Valuations | | Deletions | | Interim Valuations | | Deletions | | Interim Valuations | | Deletions | |
| | No. | Rateable Value \$'000 | No. | Rateable Value \$'000 | No. | Rateable Value \$'000 | No. | Rateable Value \$'000 | No. | Rateable Value \$'000 | No. | Rateable Value \$'000 |
| HONG KONG | 5 497 | 1 969 491 | 70 | 132 230 | 8 120 | 3 831 912 | 3 619 | 2 467 873 | 23 | 156 204 | 29 | 160 652 |
| KOWLOON | 1 452 | 533 171 | 45 | 103 400 | 3 320 | 1 536 040 | 2 048 | 1 117 831 | 31 | 44 758 | - | - |
| NEW KOWLOON | 14 454 | 3 138 607 | 916 | 562 922 | 211 | 543 743 | 862 | 349 043 | 86 | 233 312 | 12 | 5 258 |
| NEW TERRITORIES | 37 125 | 4 880 005 | 2 085 | 874 520 | 515 | 640 833 | 560 | 350 652 | 463 | 745 612 | 1 774 | 794 045 |
| OVERALL | 58 528 | 10 521 274 | 3 116 | 1 673 071 | 12 166 | 6 552 528 | 7 089 | 4 285 398 | 603 | 1 179 886 | 1 815 | 959 955 |

**PROPOSALS, OBJECTIONS AND APPEALS
IN THE YEARS 1993-94 TO 1997-98**

| | Rating | | | | | Government Rent |
|--|------------|------------------------|------------|------------|------------------------|------------------|
| | 1993-94 | 1994-95 ⁽¹⁾ | 1995-96 | 1996-97 | 1997-98 ⁽¹⁾ | 1997-98 |
| Proposals | | | | | | |
| Cases received | 291 | 18 821 | 1 949 | 3 186 | 32 633 | 1 030 |
| Cases completed : | | | | | | |
| confirmed ⁽²⁾ | 181 | 14 216 | 1 518 | 2 322 | 20 714 | 50 |
| rateable value reduced | 72 | 2 268 | 351 | 651 | 6 882 | 89 |
| miscellaneous ⁽³⁾ | <u>38</u> | <u>2 337</u> | <u>80</u> | <u>213</u> | <u>5 037</u> | <u>891</u> |
| | 291 | 18 821 | 1 949 | 3 186 | 32 633 | 1 030 |
| Objections | | | | | | |
| Outstanding at beginning of year | 1 033 | - | 2 535 | 1 288 | 1 071 | - |
| Cases received | 1 263 | 19 850 | 5 336 | 4 332 | 4 773 | 63 |
| Cases completed : | | | | | | |
| proposed interim valuation, deletion or correction confirmed | 1809 | 14 815 | 5 390 | 3 860 | 2 994 | 50 |
| rateable value reduced | 208 | 1 549 | 663 | 227 | 1 035 | 3 |
| miscellaneous ⁽³⁾ | <u>279</u> | <u>951</u> | <u>530</u> | <u>462</u> | <u>1 272</u> | - |
| | 2 296 | 17 315 | 6 583 | 4 549 | 5 301 | 53 |
| Appeals | | | | | | |
| Outstanding at beginning of year | 153 | 181 | 144 | 60 | 8 | - |
| Cases received | 36 | 118 | 52 | 57 | 289 | - ⁽⁴⁾ |
| Cases completed : | | | | | | |
| confirmed ⁽²⁾ | - | - | - | - | - | - |
| rateable value reduced (full hearing) | - | 6 | 1 | - | - | - |
| miscellaneous | | | | | | |
| - consent orders | 5 | 19 | 100 | 96 | 6 | |
| - withdrawn/dismissed | <u>3</u> | <u>130</u> | <u>35</u> | <u>13</u> | <u>26</u> | |
| | 8 | 155 | 136 | 109 | 32 | |

Notes : (1) Revaluations took effect on 1 April 1994 and 1997.

(2) These are cases where the assessment is confirmed.

(3) These include invalid cases, cases subsequently withdrawn by objectors and cases where the alterations made were not related to the rateable value, e.g. amendment to the tenement's description and deletion of the assessment.

(4) 77 appeals were lodged with the Lands Tribunal in April 1998 in respect of rateable values for Government rent resulting from proposals made in 1997-98. These mainly relate to assessments for construction sites.

**LANDLORD AND TENANT (CONSOLIDATION) ORDINANCE -
CERTIFICATES, NOTICES AND AGREEMENTS PROCESSED IN 1997-98**

| | |
|--|--------|
| PART I : Certificates Issued and Agreements Endorsed or Approved for Pre-war Premises | |
| Rent Increase Certificates | 87 |
| Review of Rent Increase Certificates | 4 |
| Standard Rent Certificates | 25 |
| Prevailing Market Rent Certificates | 0 |
| Determination of Application of Part I | 7 |
| Section 18 Agreements | 0 |
| Section 28 Agreements | 0 |
| PARTS II & IV : Certificates Issued and Notices/Agreements Endorsed for Post-war Premises | |
| Notices of New Lettings/Renewal Agreements under Part IV | 25 724 |
| Primary User Certificates under Parts II & IV | 24 |
| Rent Increase Certificates under Part II | 5 123 |
| Review of Rent Increase Certificates under Part II | 52 |
| Agreements for Surrender of Tenancy under Part II | 133 |
| Notices of Agreed Alteration in Rent under Part II | 310 |

**LANDLORD AND TENANT (CONSOLIDATION) ORDINANCE -
RENT INCREASES FOR POST-WAR PREMISES UNDER PART II**

| Domestic Premises (Class) | Analysis* of Notices Received and Certificates Issued in 1997-98 | | Average Rent after Certified Increase as a Percentage of Prevailing Market Rent | |
|----------------------------------|---|------------------------------|--|----------------|
| | Agreed Increases (No.) | Certified Increases (No.) | 1996-97 (%) | 1997-98 (%) |
| A (Up to 39.9m ²) | 53 | 1 167 | 92 | 90 |
| B (40.0 - 69.9m ²) | 173 | 2 808 | 92 | 91 |
| C (70.0 - 99.9m ²) | 44 | 661 | 91 | 91 |
| D (100.0 - 159.9m ²) | 13 | 132 | 93 | 89 |
| E (Over 159.9m ²) | 1 | 5 | 89 | 86 |

* Cases relating to parts of tenement floors/flats etc. are not included.

ANNEXURES

- A Senior directorate staff serving on inter-departmental and external committees
- B Establishment and strength of the Department
- C Technical notes
- D Areas and districts
- E Publications

***SENIOR DIRECTORATE STAFF SERVING ON
INTER-DEPARTMENTAL AND EXTERNAL COMMITTEES***

| Title | Committee | Capacity |
|---|--|--------------------|
| Commissioner | Quarters Allocation Committee | Chairman |
| | Steering Group on Collection of Rents under Annex III to the Joint Declaration | Member |
| Deputy Commissioner | Working Group on Developments in the Economy | *Proxy Member |
| | Working Group to Monitor the Property Market | *Proxy Member |
| | Hong Kong Housing Society Executive Committee | Member |
| | Estate Management Sub-Committee Development Sub-Committee | Chairman Member |
| Rating Adviser | Information Technology Services Department's Advisory Liaison Group | Member |
| Assistant Commissioner (Rent Control & Special Duties) | Steering Group on Collection of Rents Under Annex III to the Joint Declaration | Member |
| | Hong Kong Institute of Surveyors | Hon. Treasurer |
| Assistant Commissioner (Rating & Valuation) | Working Group on Housing Demand | Member |

(* for Commissioner)

ESTABLISHMENT AND STRENGTH OF THE DEPARTMENT

| | 1.4.97 | | 1.4.98 | | Increase/ Decrease | |
|---|--------|-----|--------|-----|-----------------------|-----|
| | Est. | SG. | Est. | SG. | Est. | SG. |
| Commissioner | 1 | 1 | 1 | 1 | - | - |
| Deputy Commissioner | 1 | 1 | 1 | 1 | - | - |
| Assistant Commissioner | 3 | 3 | 3 | 3 | - | - |
| Rating Adviser | 1 | 1 | 1 | 1 | - | - |
| Principal Valuation Surveyor | 9 | 8 | 9 | 8 | - | - |
| Senior Valuation Surveyor | 32 | 23 | 28 | 21 | -4 | -2 |
| Valuation Surveyor | 72 | 59 | 70 | 63 | -2 | +4 |
| Assistant Valuation Surveyor | 7 | 7 | 7 | 5 | - | -2 |
| Principal Valuation Officer | 15 | 13 | 17 | 13 | +2 | - |
| Senior Valuation Officer | 83 | 63 | 74 | 71 | -9 | +8 |
| Valuation Officer/ Valuation Officer Trainee | 299 | 295 | 281 | 280 | -18 | -15 |
| Valuation Assistant I/II/III | 6 | 6 | 6 | 6 | - | - |
| Senior Rent Officer | 5 | 4 | 5 | 5 | - | +1 |
| Rent Officer I | 14 | 14 | 14 | 14 | - | - |
| Rent Officer II | 10 | 5 | 10 | 7 | - | +2 |
| Valuation Referencer | 8 | 8 | 8 | 7 | - | -1 |
| Senior Statistical Officer | 1 | - | 1 | 1 | - | +1 |
| Statistical Officer I | 1 | 2 | 1 | 1 | - | -1 |
| Statistical Officer II | 2 | 3 | 2 | 2 | - | -1 |
| Senior Technical Officer | 3 | 3 | 3 | 3 | - | - |
| Technical Officer/ Technical Officer Trainee | 13 | 13 | 13 | 13 | - | - |
| Tracer | 2 | 2 | 2 | 2 | - | - |
| Chief Executive Officer | 1 | 1 | 1 | 1 | - | - |
| Senior Executive Officer | 1 | 1 | 1 | 1 | - | - |
| Executive Officer I | 2 | 2 | 2 | 2 | - | - |
| Executive Officer II | 1 | 1 | 1 | 1 | - | - |
| Chinese Language Officer I | 1 | - | 1 | 1 | - | +1 |
| Chinese Language Officer II | 3 | 4 | 3 | 3 | - | -1 |
| Calligraphist | 2 | 2 | 2 | 2 | - | - |
| Senior Personal Secretary | 1 | 1 | 1 | 1 | - | - |
| Personal Secretary I | 5 | 5 | 5 | 5 | - | - |
| Personal Secretary II | 12 | 12 | 12 | 12 | - | - |
| Confidential Assistant | 1 | - | 1 | 1 | - | +1 |
| Supervisor, Typing Services | 2 | 2 | 2 | 2 | - | - |
| Senior Typist | 3 | 3 | 3 | 3 | - | - |
| Typist | 15 | 15 | 16 | 15 | +1 | - |

Est. = Establishment

SG. = Strength

| | 1.4.97 | | 1.4.98 | | Increase/ Decrease | |
|--|--------------|------------|-------------|------------|-----------------------|------------|
| | Est. | SG. | Est. | SG. | Est. | SG. |
| Senior Clerical Officer | 12 | 9 | 15 | 10 | +3 | +1 |
| Clerical Officer | 32 | 35 | 39 | 43 | +7 | +8 |
| Assistant Clerical Officer | 129 | 128 | 144 | 140 | +15 | +12 |
| Clerical Assistant | 89 | 89 | 102 | 90 | +13 | +1 |
| Supplies Supervisor I | 1 | 1 | 1 | 1 | - | - |
| Supplies Assistant | 1 | 1 | 1 | 1 | - | - |
| Supplies Attendant | 1 | 1 | 1 | 1 | - | - |
| Senior Treasury Accountant | 1 | 1 | 1 | 1 | - | - |
| Senior Accounting Officer | 2 | 2 | 2 | 2 | - | - |
| Accounting Officer I | 1 | 1 | 2 | 2 | +1 | +1 |
| Accounting Officer II | 1 | 1 | 2 | 1 | +1 | - |
| Bailiff's Assistant | 4 | 4 | 4 | 4 | - | - |
| Telephone Operator | 1 | 1 | 1 | 1 | - | - |
| Motor Driver | 11 | 11 | 11 | 11 | - | - |
| Office Assistant | 31 | 30 | 34 | 28 | +3 | -2 |
| Workman II | 4 | 4 | 4 | 4 | - | - |
| Senior Computer Operator | 1 | 1 | 2 | 2 | +1 | +1 |
| Computer Operator I | 3 | 2 | 5 | 4 | +2 | +2 |
| Computer Operator II/ Student Computer Operator | 3 | 5 | 5 | 6 | +2 | +1 |
| Sub-total | 966 | 910 | 984 | 930 | +18 | +20 |
| Supernumerary Staff | | | | | | |
| Senior Valuation Surveyor | 1 | 1 | - | - | -1 | -1 |
| Valuation Surveyor | 3 | 1 | - | - | -3 | -1 |
| Principal Valuation Officer | 9 | - | 6 | - | -3 | - |
| Senior Valuation Officer | 1 | 1 | - | - | -1 | -1 |
| Senior Rent Officer | 1 | 1 | - | - | -1 | -1 |
| Confidential Assistant I | 1 | 1 | 1 | 1 | - | - |
| Senior Clerical Officer | 2 | 1 | 1 | - | -1 | -1 |
| Clerical Officer | 3 | 1 | 1 | 1 | -2 | -1 |
| Assistant Clerical Officer | 2 | 1 | - | - | -2 | - |
| Clerical Assistant | - | - | 1 | 1 | 1 | 1 |
| Calligraphist | 1 | 1 | 1 | 1 | - | - |
| Senior Computer Operator | 1 | 1 | - | - | -1 | -1 |
| Computer Operator I | 1 | - | - | - | -1 | - |
| Computer Operator II | 1 | 1 | - | - | -1 | -1 |
| Workman II | 1 | 1 | 4 | 4 | 3 | 3 |
| Supplies Supervisor I | 1 | 1 | 1 | 1 | - | - |
| Supplies Supervisor II | 1 | 1 | 1 | 1 | - | - |
| Motor Driver | 6 | 5 | 3 | 3 | -3 | -2 |
| Senior Statistical Officer | 1 | - | 1 | - | - | - |
| Statistical Officer I | 2 | 2 | 2 | 2 | - | - |
| Statistical Officer II | - | - | - | 1 | - | 1 |
| Technical Officer | 1 | 1 | - | - | -1 | -1 |
| Telephone Operator | 2 | - | 1 | - | -1 | - |
| Senior Executive Officer | - | - | 1 | 1 | 1 | 1 |
| Sub-total | 42 | 22 | 25 | 17 | -17 | -5 |
| Total | 1 008 | 932 | 1009 | 947 | 1 | 15 |

Est. = Establishment
SG. = Strength

TECHNICAL NOTES

Where referred to in this publication the terms shown below, unless otherwise indicated, have the following general meanings :

(1) Floor Areas

Areas are expressed in square metres. The floor area of a domestic unit is its "saleable area". "Saleable area" is defined as the floor area exclusively allocated to the unit, including balconies and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat roofs, carports and the like are excluded from the area.

The floor area for non-domestic accommodation is its "internal floor area". "Internal floor area" is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

(2) Property Classes

Domestic :

- (a) Private domestic - Independent dwellings with separate cooking facilities and bathroom (and/or lavatory). Domestic units built under the Home Ownership Scheme, Private Sector Participation Scheme, Urban Improvement Scheme, Flat-for-Sale Scheme and Sandwich Class Housing Scheme are included.

Domestic units are sub-divided by reference to floor area as follows :

- Class A - Saleable area not exceeding 39.9 m²
- Class B - Saleable area of 40 m² to 69.9 m²
- Class C - Saleable area of 70 m² to 99.9 m²
- Class D - Saleable area of 100 m² to 159.9 m²
- Class E - Saleable area of at least 160 m²

- (b) Public domestic - Units built for rental by the Hong Kong Housing Authority, Hong Kong Housing Society and Hong Kong Settlers' Housing Corporation Ltd.
- (c) Miscellaneous domestic units - Include cocklofts, roof top structures etc. used for domestic purposes.

Non-Domestic :

- (a) Shops - Premises designed or adapted for retail trade and used as such.
- (b) Commercial premises - Premises designed and adapted for commercial use, but not falling within the definitions of shops or offices, e.g. restaurants, department stores etc.
- (c) Offices - Premises situated in buildings designed for commercial/business purposes excluding non-domestic floors in composite buildings.
- (d) Industrial/office premises - Premises comprising floor space which has planning permission for industrial/office use and is provided for such use in a Government New Grant or a Government lease modification.
- (e) Factories - Premises designed for manufacturing processes and uses directly related to such processes.
- (f) Storage premises - Premises designed or adapted for use as godowns or cold stores.
- (g) Parking spaces - Parking spaces either in a predominantly domestic or non-domestic building.
- (h) Other premises - Premises not included in any of the above categories such as hotels, cinemas and theatres, schools, recreations club and association premises, community and welfare premises, petrol filling stations etc.

(3) Rent

All rents quoted are in Hong Kong dollars and are normally exclusive of rates, management and other charges.

(4) Exchange Rate

Where dollars are quoted in this report, they are, unless otherwise stated, Hong Kong dollars. Since 17 October 1983, the Hong Kong dollar has been linked to the US dollar, through an arrangement in the note-issue mechanism, at a fixed rate of HK\$7.8 = US\$1.

(5) Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.

AREAS AND DISTRICTS

| AREA | DISTRICT | NAMES OF SUB-DISTRICTS WITHIN DISTRICT BOUNDARIES | TERTIARY PLANNING UNITS |
|------------------------|---|--|--|
| HONG KONG | West | Kennedy Town, Shek Tong Tsui, Sai Ying Pun | 1.1.1, 1.1.2, 1.1.6 |
| | Sheung Wan | | 1.1.3, 1.1.4, 1.1.5 |
| | Central | | 1.2.1, 1.2.2, 1.2.3, 1.2.4 |
| | Wan Chai | Pok Fu Lam | 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5 |
| | Mid-levels | | 1.4.0, 1.4.1, 1.4.2, 1.4.3, 1.7.1 |
| | Peak | | 1.8.1, 1.8.2, 1.8.3, 1.8.4 |
| | Causeway Bay | Tai Hang, Happy Valley, Jardine's Lookout, So Kon Po, East Point | 1.4.4, 1.4.5, 1.4.6, 1.4.7, 1.4.8, 1.4.9 |
| | North Point | | 1.5.1, 1.5.2, 1.5.3, 1.5.4, 1.5.5, 1.5.6, 1.5.7 |
| | Shau Kei Wan | Sai Wan Ho, Chai Wan | 1.6.1, 1.6.2, 1.6.3, 1.6.4, 1.6.5, 1.6.6 |
| | Aberdeen | Pok Fu Lam Village, Ap Lei Chau, Wong Chuk Hang | 1.7.2, 1.7.3, 1.7.4, 1.7.5 |
| South | Deep Water Bay, Shouson Hill, Repulse Bay, Stanley, Tai Tam, Shek O | 9.0, 1.9.1, 1.9.2, 1.9.3, 1.9.4, 1.9.5, 1.9.6, 1.9.7, 1.9.8, 1.9.9 | |
| KOWLOON | Tsim Sha Tsui | Hung Hom Reclamation | 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6 |
| | Yau Ma Tei | King's Park | 2.1.7, 2.2.0, 2.2.5, 2.2.6, 2.2.7, 2.2.8, 2.2.9 |
| | Mong Kok | Tai Kok Tsui | 2.2.1, 2.2.2 |
| | Hung Hom | To Kwa Wan, Ma Tau Kok | 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5 |
| | Ho Man Tin | Ma Tau Wai, Kadoorie Hill | 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6, 2.3.7, 2.4.6 |
| NEW KOWLOON | Cheung Sha Wan | Lai Chi Kok, Sham Shui Po, Stonecutters Island | 2.6.0(p), 2.6.1, 2.6.4, 2.6.5, 2.6.6, 2.6.7, 2.6.9 |
| | Shek Kip Mei | So Uk, Tai Hang Tung, Tai Hang Sai, Yau Yat Tsuen | 2.6.2, 2.6.3, 2.6.8 |
| | Kowloon Tong | | 2.7.1, 2.7.2 |
| | Wong Tai Sin | Kowloon City, San Po Kong, Kai Tak, Tung Tau, Wang Tau Hom, Lok Fu, Tai Hom, Diamond Hill, Tsz Wan Shan, Chuk Yuen, Ngau Chi Wan | 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7, 2.8.8, 2.8.9 |
| | Kwun Tong | Ngau Tau Kok, Jordan Valley, Kowloon Bay, Sau Mau Ping, Lam Tin, Cha Kwo Ling, Yau Tong | 2.8.0, 2.9.0, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.7, 2.9.8 |
| NEW TERRITORIES | Tsuen Wan | Kwai Chung, Tsing Yi, Nga Ying Chau, Ting Kau, Sham Tseng, Tsing Lung Tau | 2.6.0(p), 3.1.0, 3.2.0, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6(p), 3.4.0(p), 3.5.0, 3.5.1, 4.1.3(p), 7.3.3(p), 7.6.1(p) |

(p) = part

AREAS AND DISTRICTS

| AREA | DISTRICT | NAMES OF SUB-DISTRICTS WITHIN DISTRICT BOUNDARIES | TERTIARY PLANNING UNITS |
|--|------------------|--|--|
| NEW TERRITORIES (Cont'd) | Tuen Mun | Tai Lam, So Kwun Wat, Castle Peak Bay, Lam Tei | 3.3.6(p), 3.4.0(p), 4.1.1, 4.1.2(p), 4.1.3(p), 4.1.4(p), 4.1.5, 4.1.6, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.4.1, 4.4.2(p), 5.1.2(p), 5.1.9(p), 5.3.1(p) |
| | Yuen Long | Ha Tsuen, Ping Shan, Kiu Tau Wai, Tai Sang Wai, San Tin, Hung Shui Kiu, Kam Tin, Shek Kong, Pat Heung, Lau Fau Shan, Tin Shui Wai | 4.1.2(p), 4.1.3(p), 4.1.4(p), 4.4.2(p), 5.1.0, 5.1.1, 5.1.2(p), 5.1.3, 5.1.4, 5.1.5, 5.1.6, 5.1.7, 5.1.8, 5.1.9(p), 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.2.5, 5.2.6, 5.2.7, 5.2.8, 5.2.9, 5.3.1(p), 5.3.2, 5.3.3, 5.4.1, 5.4.2, 5.4.3, 5.4.4, 5.4.5(p), 5.4.6, 6.1.0(p) |
| | North | Fanling, Luen Wo Market, On Lok Tsuen, Wo Hop Shek, Hok Tau, Sheung Shui, Shek Wu Hui, Kam Tsin, Ying Pun, Tin Ping Shan, Kwu Tung, Ta Kwu Ling, Ping Che, Sha Tau Kok, Kat O Chau | 5.4.5(p), 6.1.0(p), 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7, 6.2.8, 6.2.9, 6.3.1(p), 6.3.2, 6.3.3, 6.3.4, 6.4.1, 6.4.2, 6.5.1, 6.5.2, 6.5.2, 6.5.3, 7.1.1(p), 7.2.2(p) |
| | Tai Po | Tai Po Market, Tai Po Kau, Hong Lok Yuen, Tai Mei Tuk, Wu Kau Tang, Tap Mun Chau | 6.3.1(p), 7.1.1(p), 7.1.2, 7.2.0, 7.2.1, 7.2.2(p), 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9(p), 7.4.1, 7.4.2(p), 7.4.3, 7.4.4(p), 7.5.1, 7.5.3(p), 7.5.7(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.2.3(p) |
| | Sha Tin | Tai Wai, Fo Tan, Ma Liu Shui, Chek Nai Ping, Wu Kai Sha | 7.2.9(p), 7.3.1, 7.3.2, 7.3.3(p), 7.4.4(p), 7.5.3(p), 7.5.4, 7.5.5, 7.5.6, 7.5.7(p), 7.5.8, 7.5.9, 7.6.1(p), 7.6.2(p), 8.2.3(p) |
| | Sai Kung | Clear Water Bay, Ho Chung, Pak Sha Wan (Hebe Haven), Hiram's Highway, Tai Mong Tsai, Nam Wai, Chuk Kok, Sha Kok Mei, Tung Lung, Tseng Lan Shue, Hang Hau, Tseung Kwan O, Silverstrand, Tiu Keng Leng | 7.4.2(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.1.3, 8.1.4, 8.1.5, 8.2.1, 8.2.2, 8.2.3(p), 8.2.4, 8.2.5, 8.2.6, 8.2.7, 8.2.8, 8.3.1, 8.3.2, 8.3.3, 8.3.4, 8.3.5, 8.3.6, 8.3.7, 8.3.8, 8.3.9 |
| | Outlying Islands | Cheung Chau, Peng Chau, Lantau Island, Ma Wan, Lamma Island, Soko Islands, Shek Kwu Chau, Hei Ling Chau, Po Toi Islands | 9.1.1, 9.1.2, 9.1.3, 9.2.0, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.4.1, 9.4.2, 9.4.3, 9.4.4, 9.5.0, 9.5.1, 9.6.1, 9.6.2, 9.6.3, 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6 |

PUBLICATIONS

On Sale to the Public

Hong Kong Property Review

Names of Buildings

Other Unrestricted Publications

Annual Summary

R & V News

Performance Pledge for the Rating and Valuation Department

Rating and Valuation Department - A Chronology

An Introduction to the Rating and Valuation Department

The History of Rates in Hong Kong

Rates - Your Questions Answered

Your Rates in 1997-98

A Guide to the Landlord and Tenant (Consolidation) Ordinance

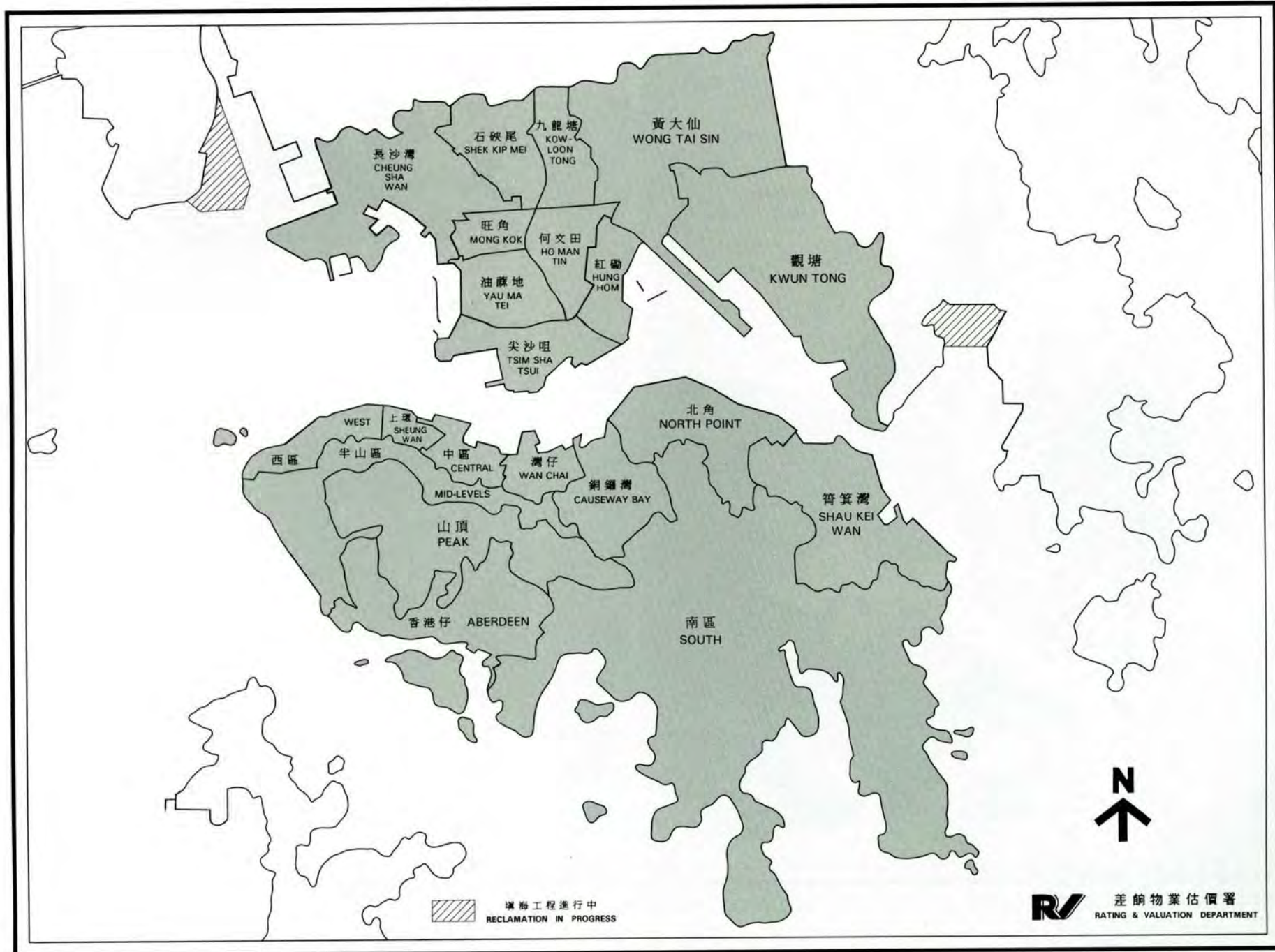
Hong Kong Property Review - Quarterly Supplement

New Government Rent Under the Government Rent (Assessment and
Collection) Ordinance

24-hour Automated Telephone Enquiry Service

港島及九龍地區
HONG KONG AND KOWLOON DISTRICTS

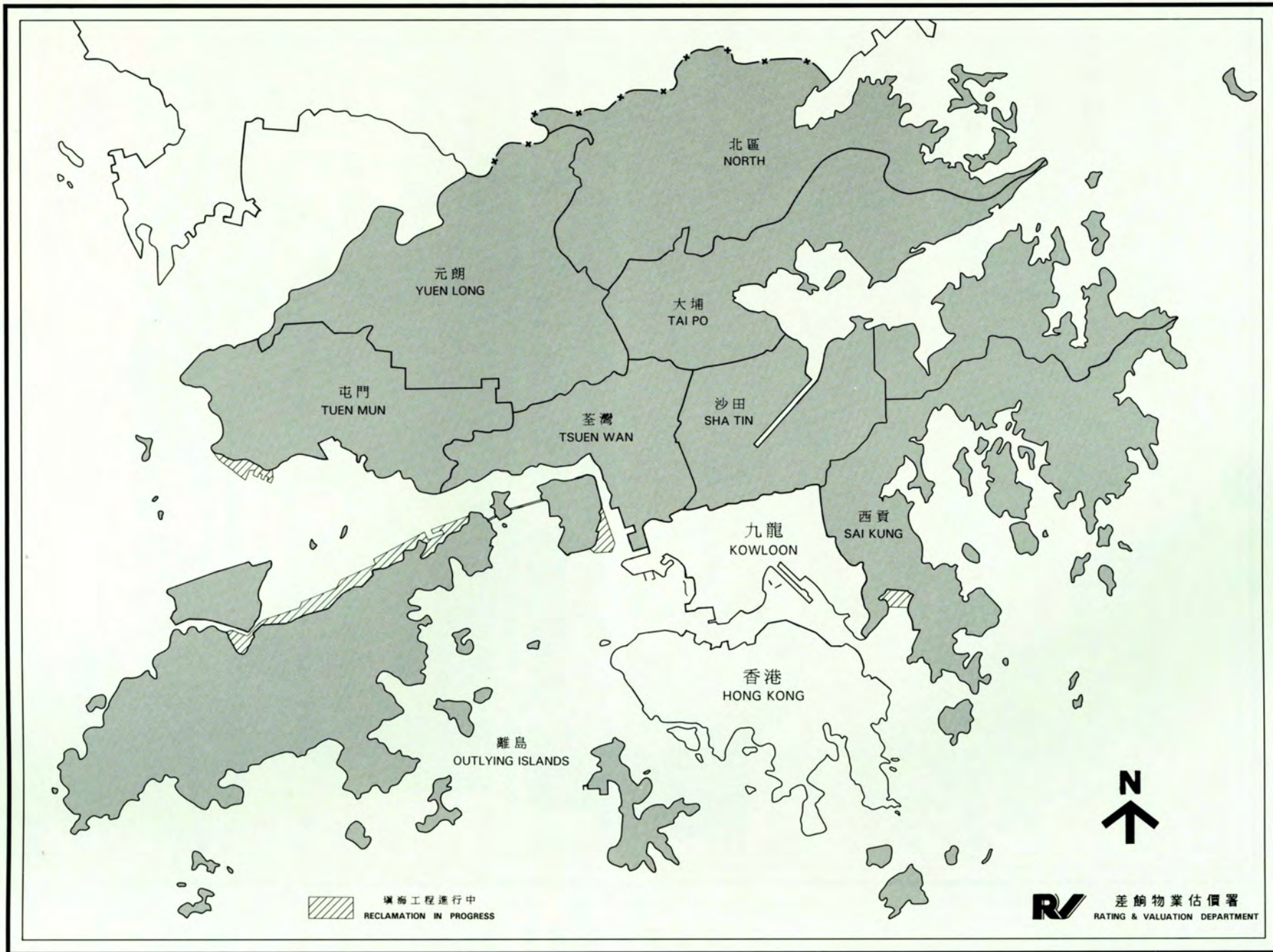
圖一
Plan 1



新界地區

NEW TERRITORIES DISTRICTS

圖二
Plan 2



填海工程進行中
RECLAMATION IN PROGRESS

RV 差餉物業估價署
RATING & VALUATION DEPARTMENT

