

Head 162 — RATING AND VALUATION DEPARTMENT

Controlling officer: the Commissioner of Rating and Valuation will account for expenditure under this Head.

Estimate 2022–23 **\$772.8m**

Establishment ceiling 2022–23 (notional annual mid-point salary value) representing an estimated 904 non-directorate posts as at 31 March 2022 rising by 61 posts to 965 posts as at 31 March 2023.... **\$461.8m**

In addition, there will be an estimated 14 directorate posts as at 31 March 2022 and as at 31 March 2023.

Controlling Officer's Report

Programmes

Programme (1) Statutory Valuation and Assessments	This programme contributes to Policy Area 25: Revenue Collection and Financial Control (Secretary for Financial Services and the Treasury) and Policy Area 31: Housing (Secretary for Transport and Housing).
Programme (2) Collection and Billing of Rates and Government Rent	This programme contributes to Policy Area 25: Revenue Collection and Financial Control (Secretary for Financial Services and the Treasury).
Programme (3) Provision of Valuation and Property Information Services	This programme contributes to Policy Area 27: Intra-Governmental Services (Secretary for Financial Services and the Treasury) and Policy Area 31: Housing (Secretary for Transport and Housing).
Programme (4) Landlord and Tenant Services	This programme contributes to Policy Area 31: Housing (Secretary for Transport and Housing).

Detail

Programme (1): Statutory Valuation and Assessments

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	384.6	401.5	375.5 (–6.5%)	483.2 (+28.7%)
				(or +20.3% on 2021–22 Original)

Aim

2 The aim is to establish and maintain a database showing all properties liable to Rates and/or Government Rent with their respective rateable values which are reviewed annually.

Brief Description

3 The Department:

- references properties, creates and maintains a database for them with a view to determining and updating their rateable values on an annual basis;
- compiles and maintains:
 - a Valuation List showing all rated properties together with their rateable values, on which Rates are charged at a percentage determined in accordance with the Rating Ordinance (Cap. 116) (RO); and
 - a Government Rent Roll for all properties assessed to Government Rent under the Government Rent (Assessment and Collection) Ordinance (Cap. 515) (GRACO) and their rateable values upon which Government Rent is charged at three per cent;
- reviews rateable values upon receipt of objections and appeals;
- processes applications for Rates and/or Government Rent exemption; and
- conducts a general revaluation of the rateable values of properties in the Valuation List and Government Rent Roll annually to reflect prevailing market rents.

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4 The key performance measures in respect of statutory valuation and assessments are:

Targets

	Target	2020–21 (Actual)	2021–22 (Revised Estimate)	2022–23 (Plan)
notifying the ratepayer and/or rentpayer of the rateable value of a new property within eight months from the date when Rates and/or Government Rent first become payable (%)	85	86	85	85
processing objections to new assessments within four months (%)#.....	90	99	90	90
processing objections to existing assessments within four months (%)#	85	80	85	85
keeping the no. of assessments unchallenged or remaining unchanged after objection review to not less than a set percentage of the assessments in the Valuation List (the set percentage)	no less than 95	99	99	99
allocating building numbers to new buildings not later than one month after their completion in urban areas (%)	95	100	95	95
allocating building numbers to new buildings not later than one month upon receipt of completion document in rural areas where there is an established numbering scheme (%)	90	100	90	90

The statutory requirement is to process objections within six months.

Indicators

	2020–21 (Actual)	2021–22 (Revised Estimate)	2022–23 (Estimate)
Valuation List for Rates			
assessments in the List at year end.....	2 599 520	2 630 000	2 660 000
new assessments added to the List.....	40 442	43 000	40 000
assessments deleted from the List	9 920	9 000	9 000
Government Rent Roll			
assessments in the Rent Roll at year end	2 035 838	2 070 000	2 100 000
new assessments added to the Rent Roll.....	34 012	40 000	36 500
assessments deleted from the Rent Roll.....	5 511	6 000	6 000
Valuation List for Rates and Government Rent Roll			
total assessments	4 635 358	4 700 000	4 760 000
assessments per post.....	7 637	7 833	7 592

Matters Requiring Special Attention in 2022–23

5 The Department will:

- continue the referencing and valuation of properties not yet assessed to Rates and/or Government Rent, and add them to the database;
- carry out the annual general revaluation to update rateable values to take effect from 1 April 2023; and
- carry out the preparatory work to take forward the proposals arising from the review of the rating system.

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Programme (2): Collection and Billing of Rates and Government Rent

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	85.8	91.9	89.7 (–2.4%)	90.8 (+1.2%)
				(or –1.2% on 2021–22 Original)

Aim

- 6 The aim is to levy Rates and charge Government Rent in accordance with the RO and the GRACO respectively.

Brief Description

7 The Department issues demand notes and maintains accounts for Rates and/or Government Rent for all properties included in the Valuation List and the Government Rent Roll. The Department also regularly reviews the RO and the GRACO, and updates procedures to ensure the timely collection of Rates and Government Rent and to improve services to the public.

- 8 The key performance measures in respect of collection and billing of Rates and Government Rent are:

Targets

	Target	2020–21 (Actual)	2021–22 (Revised Estimate)	2022–23 (Plan)
collection of Rates				
keeping the amount of arrears within a set percentage of the Rates demanded for the preceding 12 months (the set percentage)	no more than 0.9	0.5	0.7	0.9
collection of Government Rent				
keeping the amount of arrears within a set percentage of the Government Rent demanded for the preceding 12 months (the set percentage)	no more than 1.1	0.7	1.0	1.1

Indicators

	2020–21 (Actual)	2021–22 (Revised Estimate)	2022–23 (Estimate)
Rates and Government Rent accounts maintained.....	2 672 361	2 703 000	2 734 000
Rates and Government Rent accounts per post.....	25 696	26 243	26 544

Matters Requiring Special Attention in 2022–23

- 9 The Department will continue to:
- remind payers of their responsibility for timely settlement of Rates and Government Rent and the consequences of late payment; and
 - review and enhance its Accounting and Billing System to speed up the recovery of arrears if practicable and to identify areas for improvement in service delivery.

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Programme (3): Provision of Valuation and Property Information Services

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	101.9	107.5	102.3 (–4.8%)	104.3 (+2.0%)
				(or –3.0% on 2021–22 Original)

Aim

10 The Department provides property valuation advice to government bureaux and departments. It also provides property information services to government bureaux and departments, private sector and the public.

Brief Description

11 The main activities involved are:

- providing property valuation advice to the Inland Revenue Department to facilitate the collection of stamp duty and estate duty;
- providing valuation advice to government bureaux and departments to assist them in formulating policies and in their day-to-day work;
- compiling and publishing property market information on a regular basis, and providing property-related information to government bureaux and departments to facilitate policy review and formulation; and
- providing enquiry service on property information to the public.

12 The key performance measures in respect of provision of valuation and property information services are:

Targets

	Target	2020–21 (Actual)	2021–22 (Revised Estimate)	2022–23 (Plan)
notifying the Inland Revenue Department of valuation on stamp duty cases within four months (%).....	85	89	85	85
notifying the Inland Revenue Department of valuation on estate duty cases within six months (%)^.....	85	95	85	85
notifying other client departments of valuation advice within four months (%).....	90	96	90	90
publishing the monthly property market statistics within six weeks following the end of the month (%).....	100	100	100	100

Indicators

	2020–21 (Actual)	2021–22 (Revised Estimate)	2022–23 (Estimate)
stamp duty cases scrutinised where stated consideration is considered adequate.....	95 490	100 000	100 000
stamp duty cases scrutinised where stated consideration is considered inadequate.....	4 664	4 400	4 400
valuations provided for stamp duty cases without stated consideration.....	4 858	4 600	4 600
valuations provided for estate duty purposes^.....	438	320	320
valuations on stamp duty and estate duty cases per post	1 226	1 271	1 271
other valuations and rental advice cases provided	25 563	23 000	23 000
other valuations and rental advice cases per post.....	522	469	469

^ Although estate duty was abolished on 11 February 2006, there are still some outstanding cases to be processed.

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Matters Requiring Special Attention in 2022–23

13 The Department will continue to provide property-related information to government bureaux and departments to facilitate their policy review and formulation.

Programme (4): Landlord and Tenant Services

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	34.7	35.8	42.5 (+18.7%)	94.5 (+122.4%)
				(or +164.0% on 2021–22 Original)

Aim

14 The Department assists landlords and tenants in accordance with the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (LTCO). It also provides advisory and mediatory services to the public on tenancy matters.

Brief Description

15 The main activities involved are:

- administering the provisions of the LTCO, including processing applications and notifications made under the LTCO;
- monitoring the operation of the LTCO by conducting surveys and reviews, and making recommendations to the Secretary for Transport and Housing as and when necessary for improving tenancy arrangements under the LTCO; and
- providing the public with advisory and mediatory services on tenancy matters.

16 The key performance measures in respect of landlord and tenant services are:

Targets

	Target	2020–21 (Actual)	2021–22 (Revised Estimate)	2022–23 (Plan)
endorsing a notice of tenancy within one month (%) ^Ω	99	99	99	99
issuing a substantive reply to a written or electronic enquiry on tenancy matters within 14 days (%)	90	100	90	90

Ω Revised description of the previous target “endorsing a notice of new letting or lease renewal within one month” as from 2022.

Indicators

	2020–21 (Actual)	2021–22 (Revised Estimate)	2022–23 (Estimate)
applications and notices processed	59 439	68 000	95 000
enquiries handled	70 951	106 000	184 000
applications, notices and enquiries processed per post	2 103	2 800	2 900

Matters Requiring Special Attention in 2022–23

17 The Department will continue to administer the provisions of the LTCO, including the new Part IVA relating to tenancy control on subdivided units, which has taken effect since 22 January 2022.

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ANALYSIS OF FINANCIAL PROVISION

Programme	2020–21 (Actual) (\$m)	2021–22 (Original) (\$m)	2021–22 (Revised) (\$m)	2022–23 (Estimate) (\$m)
(1) Statutory Valuation and Assessments....	384.6	401.5	375.5	483.2
(2) Collection and Billing of Rates and Government Rent.....	85.8	91.9	89.7	90.8
(3) Provision of Valuation and Property Information Services.....	101.9	107.5	102.3	104.3
(4) Landlord and Tenant Services	34.7	35.8	42.5	94.5
	607.0	636.7	610.0 (–4.2%)	772.8 (+26.7%)
				(or +21.4% on 2021–22 Original)

Analysis of Financial and Staffing Provision

Programme (1)

Provision for 2022–23 is \$107.7 million (28.7%) higher than the revised estimate for 2021–22. This is mainly due to increased salary provision for a net increase of 27 posts, salary increments for staff and increase in departmental expenses.

Programme (2)

Provision for 2022–23 is \$1.1 million (1.2%) higher than the revised estimate for 2021–22. This is mainly due to salary increments for staff.

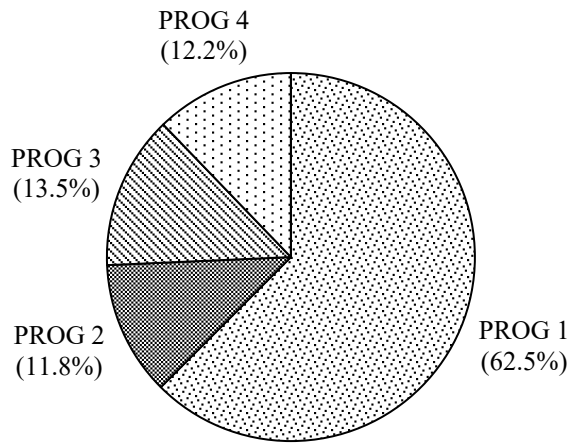
Programme (3)

Provision for 2022–23 is \$2.0 million (2.0%) higher than the revised estimate for 2021–22. This is mainly due to salary increments for staff.

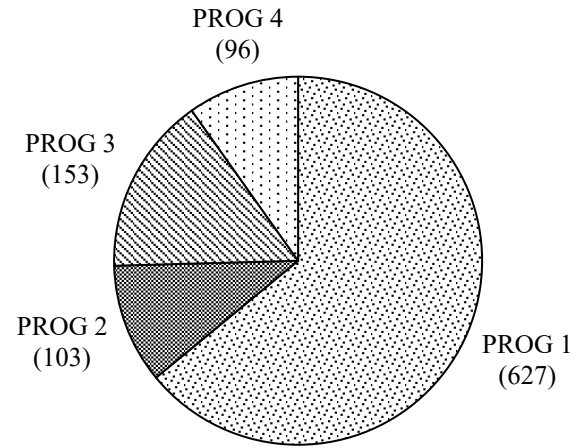
Programme (4)

Provision for 2022–23 is \$52.0 million (122.4%) higher than the revised estimate for 2021–22. This is mainly due to increased salary provision for a net increase of 34 posts and increase in departmental expenses.

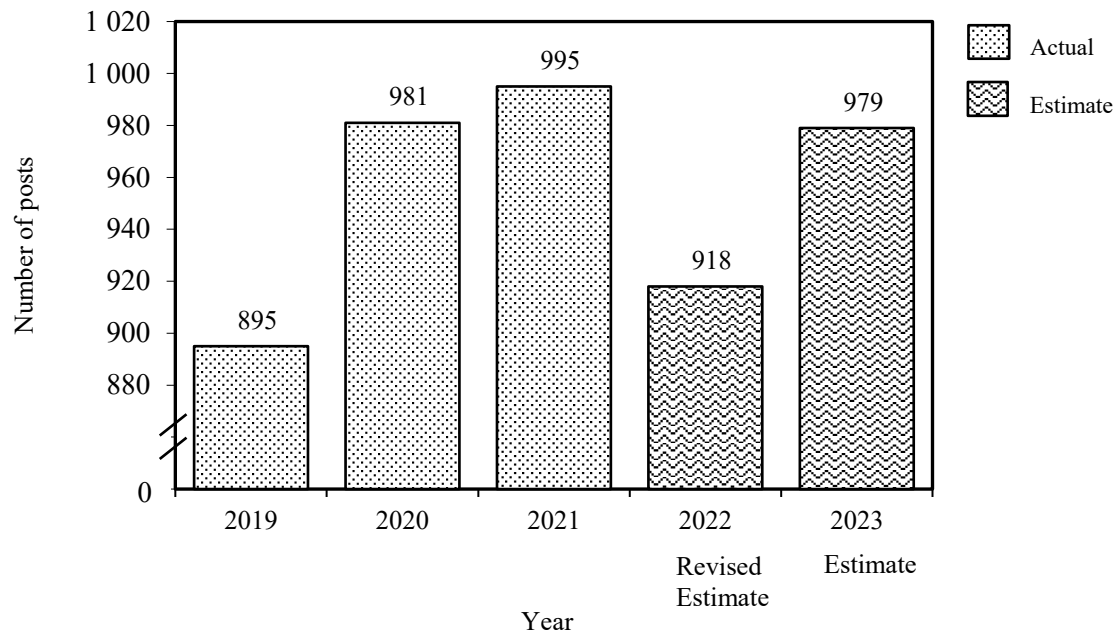
*Allocation of provision
to programmes
(2022-23)*



*Staff by programme
(as at 31 March 2023)*



*Changes in the size of the establishment
(as at 31 March)*



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Sub-head (Code)	Actual expenditure 2020–21	Approved estimate 2021–22	Revised estimate 2021–22	Estimate 2022–23
	\$'000	\$'000	\$'000	\$'000
Operating Account				
Recurrent				
000 Operational expenses	605,430	636,664	609,950	772,848
Total, Recurrent.....	605,430	636,664	609,950	772,848
Total, Operating Account	605,430	636,664	609,950	772,848
Capital Account				
Plant, Equipment and Works				
Minor plant, vehicles and equipment (block vote).....	1,559	—	—	—
Total, Plant, Equipment and Works.....	1,559	—	—	—
Total, Capital Account.....	1,559	—	—	—
Total Expenditure	606,989	636,664	609,950	772,848

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Details of Expenditure by Subhead

The estimate of the amount required in 2022–23 for the salaries and expenses of the Rating and Valuation Department is \$772,848,000. This represents an increase of \$162,898,000 over the revised estimate for 2021–22 and \$165,859,000 over the actual expenditure in 2020–21.

Operating Account

Recurrent

2 Provision of \$772,848,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Rating and Valuation Department. It represents an increase of \$162,898,000 (26.7%) over the revised estimate for 2021–22. This is mainly due to increased provision for filling vacancies and new posts and increased requirement for departmental expenses in connection with the implementation of tenancy control on subdivided units and preparatory work to take forward the proposals arising from the review of the rating system in 2022–23.

3 The establishment as at 31 March 2022 will be 918 posts. It is expected that there will be a net increase of 61 posts in 2022–23. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2022–23, but the notional annual mid-point salary value of all such posts must not exceed \$461,802,000.

4 An analysis of the financial provision under *Subhead 000 Operational expenses* is as follows:

	2020–21 (Actual) (\$'000)	2021–22 (Original) (\$'000)	2021–22 (Revised) (\$'000)	2022–23 (Estimate) (\$'000)
Personal Emoluments				
- Salaries	457,676	476,388	451,028	515,207
- Allowances	5,795	7,344	7,344	7,338
- Job-related allowances.....	16	25	139	25
Personnel Related Expenses				
- Mandatory Provident Fund contribution	2,072	3,062	2,120	2,984
- Civil Service Provident Fund contribution	20,826	25,060	22,020	29,493
Departmental Expenses				
- Temporary staff	46,806	51,244	56,030	88,181
- General departmental expenses	72,239	73,541	71,269	129,620
	605,430	636,664	609,950	772,848