



International Federation of Surveyors  
Fédération Internationale des Géomètres  
Internationale Vereinigung der Vermessungsingenieure  
**FIG COMMISSION 7**  
Cadastre & Land Management



**대한지적공사**  
Korea Cadastral Survey Corp.

# Symposium on Good Practice in Cadastre and Land Registry

## The Hong Kong Practices

by Dr Conrad Tang

The Hong Kong Polytechnic University



# Hong Kong Cadastral System



## Lands Department

The Government of the Hong Kong Special Administrative Region

- Land grant and tenure



## The Land Registry

The Government of the Hong Kong Special Administrative Region

- Land transaction and registration



## Rating and Valuation Department

The Government of the Hong Kong Special Administrative Region

- Land tax and valuation



## Survey and Mapping Office / Lands Department

The Government of the Hong Kong Special Administrative Region

- Land boundary set-out (*1<sup>st</sup> time*) and recording

# The Hong Kong Land Registry

- Current operation and future trend
- Land information documents



# The Land Registry

**Current operation and  
future trend**



- **Strategic Plans**

- **Central Registration**

- Integrated Registration Information System [IRIS] (12 Feb 2005)

- E form for lodgement

- **Titles Registration Information System [TRIS] (end in 2010)**





# IRIS



 土地註冊處  
The Land Registry

**綜合註冊資訊系統網上服務**  
**Integrated Registration Information System**  
**Online Services**



**電子檢索詳盡香港物業紀錄**  
*Speedy electronic access to comprehensive land records in Hong Kong*





# Document search



## Search Land Register

\* Mandatory Fields

Search Options \*:

By Lot

Lot Details

[Get Online Help on Lot details](#)

Extension:

AND THE EXTENSION THERETO

Lot Type \*:

(E.g. Enter IL for Inland Lot)

Lot No. \*:

Section / Sub-Section:

/

(E.g. Enter A for Section A, (RP) for the Remaining Portion)

Section / Sub-Section:

/

Section / Sub-Section:

/

Section:

Misc. Item:

## Search Land Register

\* Mandatory Fields

Search Options \*:

By Property Reference Number

Property Reference Number (PRN) \*:



# Document search



## Order Land Document

### \* Mandatory Fields

### Order Land Document

Type of Document: Memorial  
 Memorial No.: n328608

Type of Document \*:

Memorial
-- Select One --
Memorial
Conditions
New Grant
Government Lease
Block Government Lease - Full / Plan

Memorial No. \*:

Section	Colouring	Maximum Plan Size	No. of Colour Plans	No. of Plans	No. of Pages	Estimated File Size (Kbytes)
<input checked="" type="radio"/> Full Document	--	--	--	--	7	114
<input type="radio"/> Memorial Form	--	--	--	--	1	29

Nature:	<input checked="" type="radio"/> Plain	<input type="radio"/> Certified
No. of Copies:	<input type="text" value="1"/>	

**Maximum Plan Size = Maximum size value among all plans involved for the document, can be either A4, A3, A0, >A0. However, for order delivered by Mail or Counter Collection, Plan with Plan Size A3, A0 or > A0 will be reduced to A4 size for the order if B/W Plain version is selected.**

Add To Order List and Make New Order

Add and Go To Order List





# E-form for Lodgment

- Provide E-form for lodgment of deeds on Land Registry website
- Embedded on-line guidance notes for each field of the e-form
- Progress:
  - Impact analysis (May 2007)
  - Implementation (end 2007)



# Service improvements

Improvements	2005	2006	2007
Day of Registration	20 days	18 days	16 days
Time of searching	20 minutes	18 minutes	15 minutes
Demand for online search	80%	85%	90% ↑
Online search subscribers	446	555	620 ↑



# Titles Registration

- Land Titles Ordinance (LTO)
  - enacted in July 2004
- Legislature – bill amendment (now)
- Dual systems for 2006 - 2018
  - Granted land – Deeds registration
  - New grant land – Titles registration
- Full Conversion to Title Registration
  - 12-year period

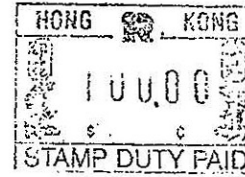
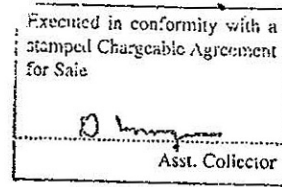


# The Land Registry

**Land information  
documents**



DOC



THIS ASSIGNMENT is made the 14th day of June Two thousand and Two BETWEEN

- (1) HONG KONG HOUSING SOCIETY a body corporate incorporated under the Hong Kong Housing Society Incorporation Ordinance (Cap.1059) having its head office situate at 29th Floor, World Trade Centre, 280 Gloucester Road, Causeway Bay, Hong Kong (the "Vendor") and
(2) The person(s) whose name(s) and address(es) is/are set out in Part 1 of the Schedule hereto (the "Purchaser").

NOW THIS DEED WITNESSETH: -

(1) In consideration of the purchase price (the "Purchase Price") set out in Part 2 of the Schedule hereto paid by the Purchaser to the Vendor (receipt whereof is acknowledged) the Vendor as beneficial owner ASSIGNS to the Purchaser the land described in Part 3 of the Schedule hereto (the "Property") EXCEPTING AND RESERVING unto the Vendor its successors and assigns other than the Purchaser such right as set out in Paragraph (b) of Part 3 of the Schedule hereto TO HOLD the same unto the Purchaser in such manner as set out in Part 4 of the Schedule hereto in so far as the Vendor's interest in the Property is a legal estate for the residue of the term of years created by the Government Grant (the "Government Grant") referred to in Part 5 of the Schedule hereto and in any other case absolutely SUBJECT TO the payment of the assessed rent for the Property or the due proportion of the rent reserved by and the covenants conditions and provisos contained in the Government Grant (as the case may be) AND SUBJECT TO the exceptions and reservations more particularly mentioned in the Government Grant AND SUBJECT TO all rights rights of way (if any) privileges easements and appurtenances belonging or appertaining to the Property AND SUBJECT ALSO TO and with the benefit of the Deed of Mutual Covenant incorporating a Management Agreement (the "Deed of Mutual Covenant") described in Part 6 of the Schedule hereto.

(2) The Purchaser hereby covenants with the Vendor that the Purchaser and all persons deriving title from the Purchaser shall notify the Manager (as defined in the Deed of Mutual Covenant) in writing of any change of ownership of the Property within one month from the date of the agreement for sale and purchase in respect thereof or any other documents under which the ownership of the Property is transferred and that the burden of such covenant shall be annexed to the Property and be binding on the Purchaser his executors administrators successors in title and assigns.

# Deeds - Assignment

SEALED with the Common Seal  
of the Vendor and SIGNED by its  
officer(s) duly authorised by its  
Executive Committee, whose  
signature(s) is/are verified by :-



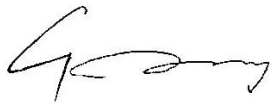
LUCIE LU  
Messrs. TING & TONG  
Solicitor, Hong Kong SAR.

SIGNED SEALED and DELIVERED  
by the Purchaser in the  
presence of :-

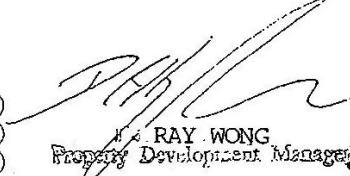
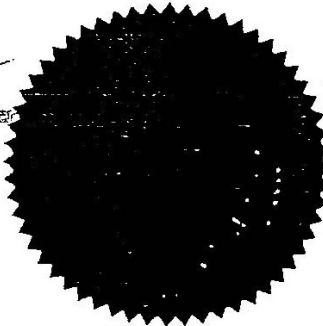
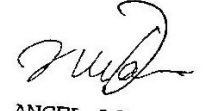


LUCIE LU  
Messrs. TING & TONG  
Solicitor, Hong Kong SAR.

INTERPRETED to the Purchaser by :-



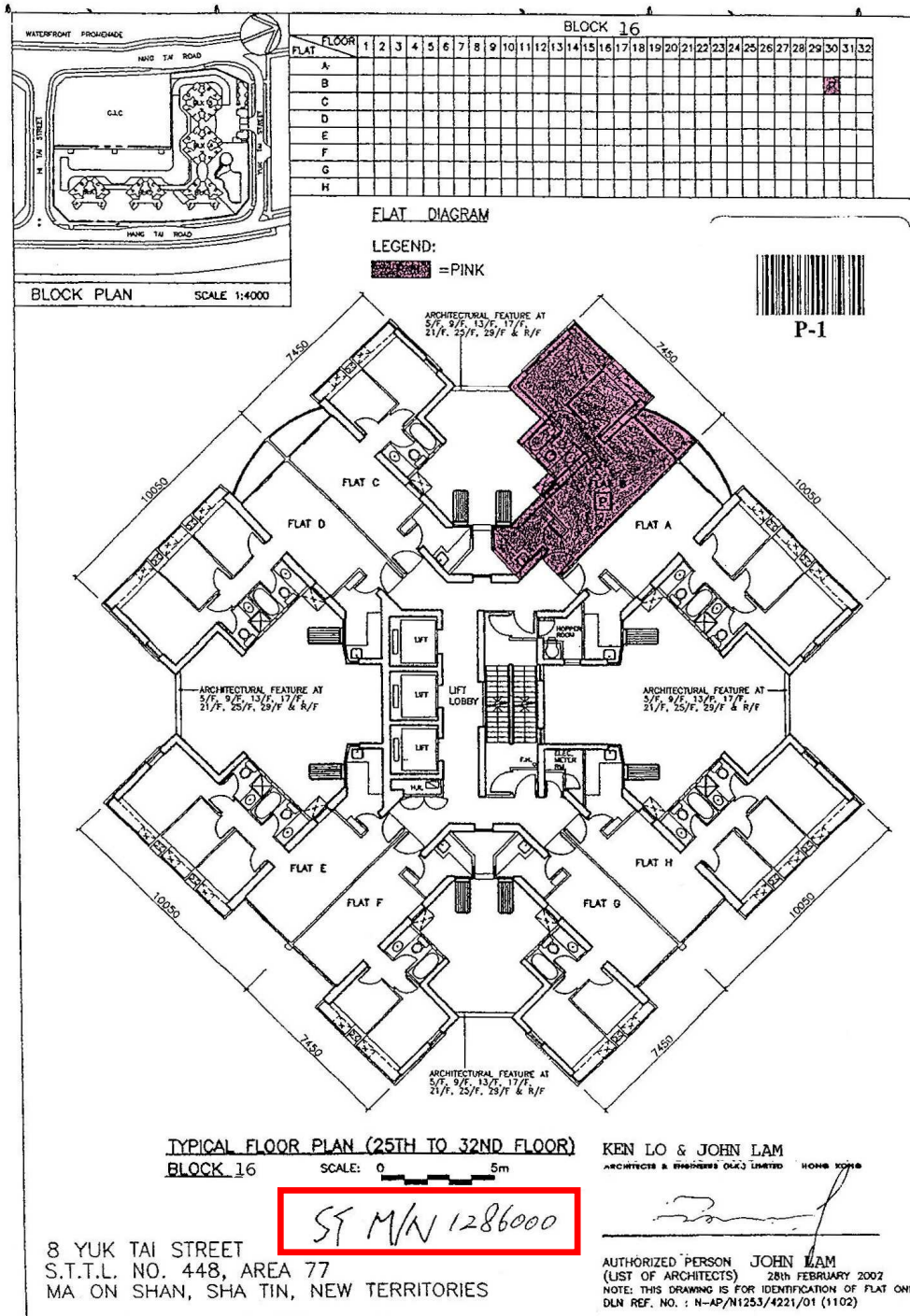
C C LAM  
Clerk to Messrs. TING & TONG  
Solicitors, etc., Hong Kong SAR.

  
RAY WONG  
Property Development Manager  
  
  
ANGEL LO  
General Manager  
(Property Management - Area 1)


# Deeds - Assignment

Signatures at the  
end of the deeds



Dated the 11th day of June 2002

HONG KONG HOUSING SOCIETY

to

TING YAT YI

ASSIGNMENT

of

ALL THOSE 50/73,363rd parts or shares of and in Sha Tin Town Lot No.448 (Flat B on 30th Floor of Block 16 Mountain Shore, No.8 Yuk Tai Street, Shatin, New Territories, Hong Kong).

REGISTERED in the Sha Tin  
 New Territories Land Registry  
 by Memorial No. 1286000  
 on 10 July 2002

for Land Registrar

MESSRS. TING & TONG  
 SOLICITORS, ETC.,  
 HONG KONG SAR.

Ref. No. : 6088841/M/LJ/MW(SC.107)

p:\home\wp18\molass

# Memorial

# Abstract of a deed



Memorial No. : 1286000  
Received on : 10 July 2002

MEMORIAL of an instrument to be registered in the Land Registry/ New Territories Land Registry under the Land Registration Ordinance.				FOR LAND REGISTRY USE ONLY	
Solicitors Code 234A	Stamp Office No.	Stamp Duty \$ 100.00		Serial No. 22258	
Date of instrument	Dated the 11th day of June 2002.			Reg. Fee \$ 400	
Nature and object of the instrument	Assignment with plan annexed			Nature of Instrument Code 09	
Consideration	HK\$2,471,000.00			Consideration Code	
Memorial number of transaction satisfied [Regs. 6(1)(f) and 6(2)(f)]	1269920				
Names of parties	Hong Kong Identity Card/Company Registration/Other Identification (please specify) Numbers* (in case of change of ownership)	Status of parties (Assignor/ Assignee/etc.)	Their respective shares in, and capacities in relation to, the premises	Capacity Code	
Hong Kong Housing Society  TING YAT YI (丁一宜)	incorporated under the Hong Kong Housing Society Incorporation Ordinance Cap.1059  [Holder of Hong Kong Identity Card No. G123456(7)]	Vendor  Purchaser	  Sole Owner		
Premises affected by the instrument	Undivided Share (if any) : 50/73,363rd				
	Lot No. : Sha Tin Town Lot No.448				
	Address : (if applicable)				
Block	Flat	Floor	Premises No.	Street Name	
16	B	30th	No.8	Yuk Tai Street, Mountain Shore.	
(HK/NT)*					

On this 26th day of June 2002 I H. K. MAN (name)  
of Messrs. TING & TONG Hong Kong, Solicitor/  
(name of solicitors firm)  
a public officer duly authorised by the  
(rank) hereby certify that the foregoing Memorial contains a just  
(head of department)  
and true account of the several particulars therein set forth as required by the Land Registration Regulations.

Hong Kong

Note: If space is insufficient, please show particulars on a separate sheet, make reference and staple the sheet onto this form.  
\* : Delete whichever is inapplicable



(D.O.N.T. 22.)

Stamp Duty \$ .....  
Excess Stamp Duty \$ .....  
Registration Fee \$ 5.50

Paid  
NN/A290755.

for A.L.O.N.T.

No. 131286

A MEMORIAL required to be registered in the District Office, New Territories, at Hong Kong according to the provisions of the Land Registration Ordinance (Cap 128) and the New Territories Ordinance (Cap 97).

Nature and object of Instrument.	Succession of Property.
Date of Instrument.	30th. September 1953.
Name and additions of Parties.	Shei Wing Tsing Tong or, Shei Ping, Trustees, of 64, Carra Road, Hong Kong, deceased. Ma Wing Yung, of No. 16, To Li Terrace, 1st floor, Hong Kong. Successor.
Description of Land or premises affected and where situate.	Lot Nos. 459(a), 469, 472, 478, 485, 486, 496, 573, and 457(a) in D.D. 131.
Consideration to whom and how paid.	✓
Particulars of incumbrances to which the premises are subject, and other special Covenants or particulars mentioned in the Instrument.	✓
Name and additions of Witness.	P.S. 124/27/51
Signatures of parties signing Memorial.	  CMA WING YUNG

Received at the District Office, New Territories, at Hong Kong, Certified as a correct Memorial according to Section 23 of the New Territories Ordinance (Cap. 97), and Registered by Memorial No. 131286 on 26th day the 30th day of September 1953, at 10.45 o'clock in the forenoon.

From Vol. 72a Fol. 744  
To Vol. Vol.

Assistant Land Officer, New Territories.

# Memorial in 1953



Memorial No. : 1286000  
Received on : 10 July 2002

MEMORIAL of an instrument to be registered in the Land Registry/ Sha Tin New Territories Land Registry under the Land Registration Ordinance.				FOR LAND REGISTRY USE ONLY
Solicitors Code 234A	Stamp Office No.	Stamp Duty \$ 100.00	216 ✓	Serial No. 22658
Date of instrument	Dated the 11th day of June 2002.			Reg. Fee \$ 450
Nature and object of the instrument	Assignment with plan annexed			Nature of Instrument Code OP
Consideration	HK\$2,471,000.00			Consideration Code
Memorial number of transaction satisfied [Regs. 6(1)(f) and 6(2)(f)]	1269920			
Names of parties	Hong Kong Identity Card/Company Registration/Other Identification (please specify) Numbers* (in case of change of ownership)	Status of parties (Assignor/ Assignee/etc.)	Their respective shares in, and capacities in relation to, the premises	Capacity Code
Hong Kong Housing Society	incorporated under the Hong Kong Housing Society Incorporation Ordinance Cap.1059	Vendor		
TING YAT YI (丁一宜)	(Holder of Hong Kong Identity Card No. G123456(7))	Purchaser	Sole Owner	
Premises affected by the instrument	Undivided Share (if any) : 50/73,363rd			
	Lot No. : Sha Tin Town Lot No.448			
Address : (if applicable)				
Block 16	Floor B	Floor 30th	Premises No. No.8	Street Name Yuk Tai Street, Mountain Shore.
(HK&N/NT)*				

On this 26th day of June 20-2002 I H. K. MAN  
(name)  
of Messrs. TING & TONG  
(name of solicitors firm) Hong Kong, Solicitor/  
(a public officer duly authorised by the  
(rank)) hereby certify that the foregoing Memorial contains a just  
(head of department) and true account of the several particulars therein set forth as required by the Land Registration Regulations.

Note : If space is insufficient, please show particulars on a separate sheet, make reference and staple the sheet onto this form.  
\* : Delete whichever is inapplicable

# Memorial in 2002

# Land Register

土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER  
(土地註冊處/部門專用 FOR OFFICIAL USE ONLY)

印製編號 PRINT CONTROL: 516591

印製於 PRINTED AT: URBAN LAND REGISTRY (INTERNAL SEARCH)  
查冊日期及時間 SEARCH DATE AND TIME: 17/05/2007 10:18  
查冊者姓名 NAME OF SEARCHER: PD005, Ms. Maggie FUNG(PD)  
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 17/05/2007 10:18 之資料  
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 10:18 ON 17/05/2007.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合<<個人資料(私隱)條例>>的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

**物業資料**  
**PROPERTY PARTICULARS**

物業參考編號  
PROPERTY REFERENCE NUMBER (PRN): C7654321

地段編號  
LOT NO.: SHA TIN TOWN LOT NO. 448

批約 HELD UNDER: NEW GRANT NO. 12808  
年期 LEASE TERM: FROM 17-3-1997 TO 30-6-2047  
開始日期 COMMENCEMENT OF LEASE TERM: 17/03/1997  
每年地稅 RENT PER ANNUM: -

所佔地段份數  
SHARE OF THE LOT: 50/73363

ADDRESS: FLAT B ON 30/F OF BLOCK 16  
MOUNTAIN SHORE  
NO. 8 YUK TAI STREET  
SHATIN NEW TERRITORIES

地址: -

物業參考編號PRN: C7654321 (17/05/2007) 第 1 頁, 共 4 頁 PAGE 1 OF 4

# Land Register

土地註冊處 THE LAND REGISTRY  
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: 516591

備註

REMARKS: THE RENT IS \$2000 P.A. UNTIL 30.6.1997 AND THEREAFTER 3% OF THE RATEABLE VALUE OF THE LOT

**業主資料  
OWNER PARTICULARS**

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
CHEUNG SAN	JOINT TENANT	05080309990980 ASSIGNMENT	08/07/2005	03/08/2005	\$2,438,000.00
LI SI	JOINT TENANT				

**物業涉及的釋輓  
INCUMBRANCES**

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
ST1052938	22/09/1998	29/09/1998	WAIVER LETTER BY THE GOVERNMENT OF THE HKSAR	-	-
ST1099608	25/06/1999	05/07/1999	MODIFICATION LETTER	-	-

備註 REMARKS: BY THE ASSISTANT DIRECTOR OF THE LANDS DEPARTMENT

# Land Register

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: 516591

物業涉及的釋轉  
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
ST1166143	11/07/2000	21/07/2000	LETTER WITH CERTIFIED TRUE COPY GENERAL BUILDING PLANS	-	-
			備註 REMARKS: BY HONG KONG HOUSING SOCIETY		
ST1213680	31/08/2000	13/03/2001	OCCUPATION PERMIT NO. NT 35/2000 (OP)	-	-
			備註 REMARKS: BY BUILDING AUTHORITY OF HONG KONG		
ST1213681	08/01/2001	13/03/2001	CERTIFICATE OF COMPLIANCE	-	-
			備註 REMARKS: BY LANDS DEPARTMENT		
ST1266077	18/02/2002	05/03/2002	MODIFICATION LETTER	-	-
			備註 REMARKS: BY CHIEF ESTATE SURVEYOR, LAND SUPPLY AND REDEVELOPMENT, LANDS DEPARTMENT		
ST1269920	15/05/2002	08/06/2002	AGREEMENT FOR SALE AND PURCHASE WITH PLAN	TING YAT YI	\$2,471,000.00
			備註 REMARKS: SEE ASSIGNMENT MEM.NO. 1286000		

Detailed History

# Land Register

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: 516591

物業涉及的權輜  
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
ST1285674	10/06/2002	22/06/2002	DEED OF MUTUAL COVENANT WITH PLANS	HONG KONG HOUSING SOCIETY "MANAGER"	-
備註 REMARKS: INCORPORATING A MANAGEMENT AGREEMENT					
ST1356450	27/05/2005	28/06/2005	AGREEMENT FOR SALE AND PURCHASE	CHEUNG SAN  (JOINT TENANT) LI SI  (JOINT TENANT)	\$2,438,000.00
備註 REMARKS: SEE ASSIGNMENT MEM. NO. 05080309990980					
05080309990991	08/07/2005	03/08/2005	MORTGAGE	KOWLOON BANK	ALL MONEYS

等待註冊的契約  
DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
***** 無 NIL *****					

\*\*\*\*\* 登註冊末端 END OF REGISTER \*\*\*\*\*

Asia's world city HONG KONG



# Thank You



Information are provided by the Land Registry

