

(32) in LR/HQ/101/20 Pt.17

5 March 2001

2867 8002

Property Agencies Association Ltd.
Room 18, 1/F., Fu Tao Building,
98 Argyle Street,
Kowloon.

Fax: 2368 4690

Dear Sirs,

Re: Land Registration (Amendment) Bill 2000

Thank you for your letter of 2 March 2001 addressed to the Bills Committee of the Legislative Council which was copied to the Land Registry.

In respect of the issues raised –

(1) Chinese address and Chinese name on Memorial Form

The intention of the amendment is that the Chinese names of the parties and Chinese property address, where known, will be put on the computer land register. We do not suggest that the inclusion of the Chinese name and address be mandatory as there are cases where there is no Chinese name e.g. for a non-Chinese person or the Chinese address, e.g. floor numbering, may not be standardised. We intend to leave it up to the owners and parties themselves to include the information, if known.

(2) Bilingual Computer Land Register

We intend to include the Chinese names of the parties and the Chinese property addresses, where supplied, on the computer land register. The computer land register records the information from the memorial prepared from the documents submitted for registration. As almost all documents submitted for registration are in English, and because of the difficulties explained above of obtaining full information in all cases in Chinese, we are not able to maintain a fully bilingual computer land register.

(3) Internet Search

We are glad to receive your support for the proposed extended time of search to 7 days a week, 16 hours a day. We have already consulted our customers and clients, who have all indicated full support for the present proposed extension. We believe that the present proposed time will meet with our customers' demands. We will of course consider further extension when the demand arises in future.

Our present fee levels are set on the basis of the nature of the document and the work procedures involved. A proposal to standardise all the fees may not be fair to all the customers as some customers may be subsidising other customers. As such, we do not consider it appropriate to standardize our fees.

(4) Central Property Information System

Currently in order to carry out their statutory duties under the Estate Agents Ordinance, estate agents obtain property information from the Land Registry, information on areas of the property and age of the building from the Rating & Valuation Department and the Occupation Permit from the Buildings Department. In the meantime, we understand that the Estate Agents Authority is liaising with the Rating & Valuation Department and the Buildings Department with a view to consolidating information from both these Departments to facilitate search for the estate agents. The Administration is also looking into the issue of a central property information system and the Land Registry is one of the Departments participating in the study.

Yours faithfully,

(Mrs. Alice LEE)
Registry Manager
for Land Registrar