

Understanding the Computerised Land Register

Introduction

An essential preliminary step for every land transaction is a search of the Land Register to ascertain who is the registered owner of the property in question and what, if any, incumbrances are registered against it. When a transaction is lodged for registration, a memorial number will be allocated and details of the transaction are entered into the relevant Land Register.

Types of Computerized Land Registers

There are two types of computerized Land Registers :

- (a) Current - a computer printout containing the current information of a property; and
- (b) Historical and Current - a computer printout containing the historical and current information of a property.

Who can search the Computerized Land Register?

Anyone who pays the appropriate search fee can obtain a computer printout of the computerized Land Register. Details of search procedures, fees charged, addresses of the Land Registry's search offices and the contact telephone numbers are shown in the pamphlet "HOW TO CONDUCT SEARCHES OF LAND RECORDS", which is obtainable at any Land Registry office, free of charge.

Information available from the Computerized Land Register

The computerized Land Register comprises the following 4 sections:

- (a) Property Particulars

This section provides information on the lot number and the address of the property, details of the government lease under which the lot is held, the annual government rent payable, the lease term, the commencement date of the term and whether the term is renewable or not.

- (b) Owner Particulars

This section provides information on name(s) of the current registered owner(s), in case the property is not under sole ownership, the manner of holding (for example, as joint-tenants or tenants in common), the date on which the owner(s) acquired the property and the amount involved.

(c) Incumbrances

This section provides information on all incumbrances (for example, mortgages, covenants, caveats, etc.) registered against the property.

(d) Deeds Pending Registration

This section provides information on transaction(s) affecting the property already lodged with the Land Registry but, for one reason or another, registration of same cannot be completed meanwhile (for example, a document has been "stopped" and returned to the lodging solicitors for clarification).

Sample and Glossary

A typical computerized Land Register and an English-Chinese glossary of terms that are usually found in the Land Register are given in this pamphlet.

Enquiries

Please contact our Customer Service Manager at telephone number 2867 2882 or the search offices direct.

Glossary

Agreement	協議；合約	Deed	契據；契約
Loan Agreement	貸款協議	Deed of Exchange	交換契
Provisional Sale & Purchase Agreement	臨時買賣協議	Deed of Gift	送讓契
Rescission of Agreement	解除協議	Deed of Mutual Covenant	公契
Rental Agreement	租約	Deed of Partition	分產契
Sale & Purchase Agreement	買賣合約	Deed of Rectification	修正契
Sub-Sale Agreement	轉售合約	Deed of Release	解除責任 / 扣押契約
Supplementary Agreement	增補協議	Deed of Surrender	放棄租位權契據(租約)；土地歸還契約(土地)
Tenancy Agreement	租約	Deed Poll	分割契據
Approval of Appointment of Manager	司理委任批准書	Discharge of Mortgage	解除按揭
Approval Letter of Succession	遺產繼承批准書	Equitable Mortgage	樓花按揭
Assent	允許書	Legal Charge	法定押記

Assignment	轉讓契約	Letters	函件；證明書
Block Crown Lease	集體官契	Letter A / B	甲 / 乙種換地權益書
Building Licence	建築牌照；建屋牌照	Letters of Administration	遺產管理委任書
Building Mortgage / Building Legal Charge	建築按揭 / 建築抵押	Consent Letter	同意書
Car Park Layout Plan	停車場發展藍圖	Modification Letter	修訂書
Certificate of Compliance	完工證；完成規定事項證明書	'No Objection' Letter	「不反對修訂」公函
Certificate of Incorporation on Change of Name	更易名稱證明書	Toleration Letter	暫准書
Certificate of Exemption of Estate Duty	豁免遺產稅證明書	Master Layout Plan	總綱發展藍圖
Conditions of Grant / New Grant	批地條件；新批約	Mortgage	按揭
Death Certificate	死亡證	Notice of Resumption	收地通告
Debenture	債券	Occupation Permit	入伙紙
		Probate	遺囑認證
		Power of Attorney	授權書
		Sealed Copy of Charging Order	押記令蓋印副本

Land Registry

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