

A land lot boundary.

**CB(1)639/09-10(02)**

The boundary of a land lot should mean the physical position of the limiting alignment of this lot on the ground. That the boundary has to be represented and recorded in a graphical or a numerical form is a matter of operational necessity. People often confused that what appeared on the plan or as represented by a set of coordinated points are actually the boundary. If the plan or the coordinates are correct, this understanding might worry nobody, but if the plan or the coordinates are wrong, then this concept would cause problem. The physical alignment, be it readily visible or not, must always stay as the boundary and the plan or the coordinates are just “boundary descriptions”. If the plan or the coordinates had been proved to be wrong, they should be rectified to become more representative, but this action must not be regarded as a change of the boundary.

If the above concept is established, then the “no change of boundaries or area or measurement of a lot as shown on a land boundary plan kept in the Land Registry or on any Government lease” in paragraph 4 of the LegCo discussion paper of reference no. CB(1)2675/08-09(03) will not be logical. A legal mechanism to allow rectification of incorrect plans or records must be provided..

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