

**Bills Committee on Land Titles Bill  
Twenty-second meeting on 13 January 2004**

**List of follow-up actions to be taken by the Administration**

1. According to Annex B to the paper on “Preliminary Response to Law Society Proposal For “Daylight Conversion”” (LC Paper No. CB(1)730/03-04(05)), if the daylight conversion system proposed by the Law Society were to be adopted, consequential amendments to repeal the Land Registration Ordinance (LRO) (Cap. 128) would be required. The Assistant Legal Adviser (ALA) is of the view that if LRO is to be repealed, there is a need to add in the Bill provisions similar to those existing in the LRO which provides for the duties and functions of the Land Registry. Please consider ALA’s view.
2. Under the daylight conversion system proposed by the Law Society, all properties will be placed on a provisional register for 12 years. After 12 years, all properties on the provisional register would be brought under the full title register unless a caution against registration has been lodged. ALA is of the view that if the daylight conversion system is adopted, consideration may be given to model the Bill on the 1994 version of the previous Land Titles Bill with the addition of a schedule setting out the transitional arrangements for the 12-year period. The schedule may be deleted upon expiry of the 12-year period. Please consider ALA’s view.
3. Members are concerned how property transactions and unwritten equitable interests would be dealt with during the 12-year period, and how the relevant arrangements would be sufficiently communicated to the public. If the daylight conversion system is adopted, please prepare, in connection with item 2 above, a table showing the transitional arrangements within the 12-year period.
4. If the daylight conversion system is adopted, members consider it essential to ensure safe and smooth conversion at the end of the 12-year period. Please put in place a legislative or administrative measure to effect a review mechanism for the implementation of the system during the 12-year period, so that any problem that may arise in the interim can be tackled in a timely manner. Please also add a provision in the Bill to empower the Administration to extend when necessary the 12-year period.