

## **Bills Committee on Land Titles Bill**

### **Comparison of Procedures**

#### **Introduction**

(a) This paper provides flow charts illustrating the steps in handling registration of deeds, applications for first registration and subsequent applications for registration after the Land Titles Bill has been enacted.

#### **Flow charts**

2. The annex contains six flow charts, organized in three pairs. The first pair covers the existing deeds registration system. The second pair covers the future title registration system. The third pair covers the arrangements that will apply for first conversion of a property to the title register.

3. The first chart in each pair outlines the main steps in a conveyancing transaction. Many of these steps are required by the Conveyancing and Property Ordinance or by conveyancing practice, not by legislation on land registration. Where a step is required by the Land Registration Ordinance or by the Land Titles Ordinance, this is indicated. Also, the charts covering the proposed arrangements do not reflect changes to conveyancing practice that may arise due to the introduction of the Land Titles Bill. The Law Society may wish to consider changes in due course. These charts are indicative only.

4. The second chart in each pair concentrates on the procedures to be followed by the Land Registry once a document or application is received for registration.

Housing, Planning and Lands Bureau

March 2003

Comparison of Process  
under  
Deeds Registration  
Title Registration  
&  
First Application

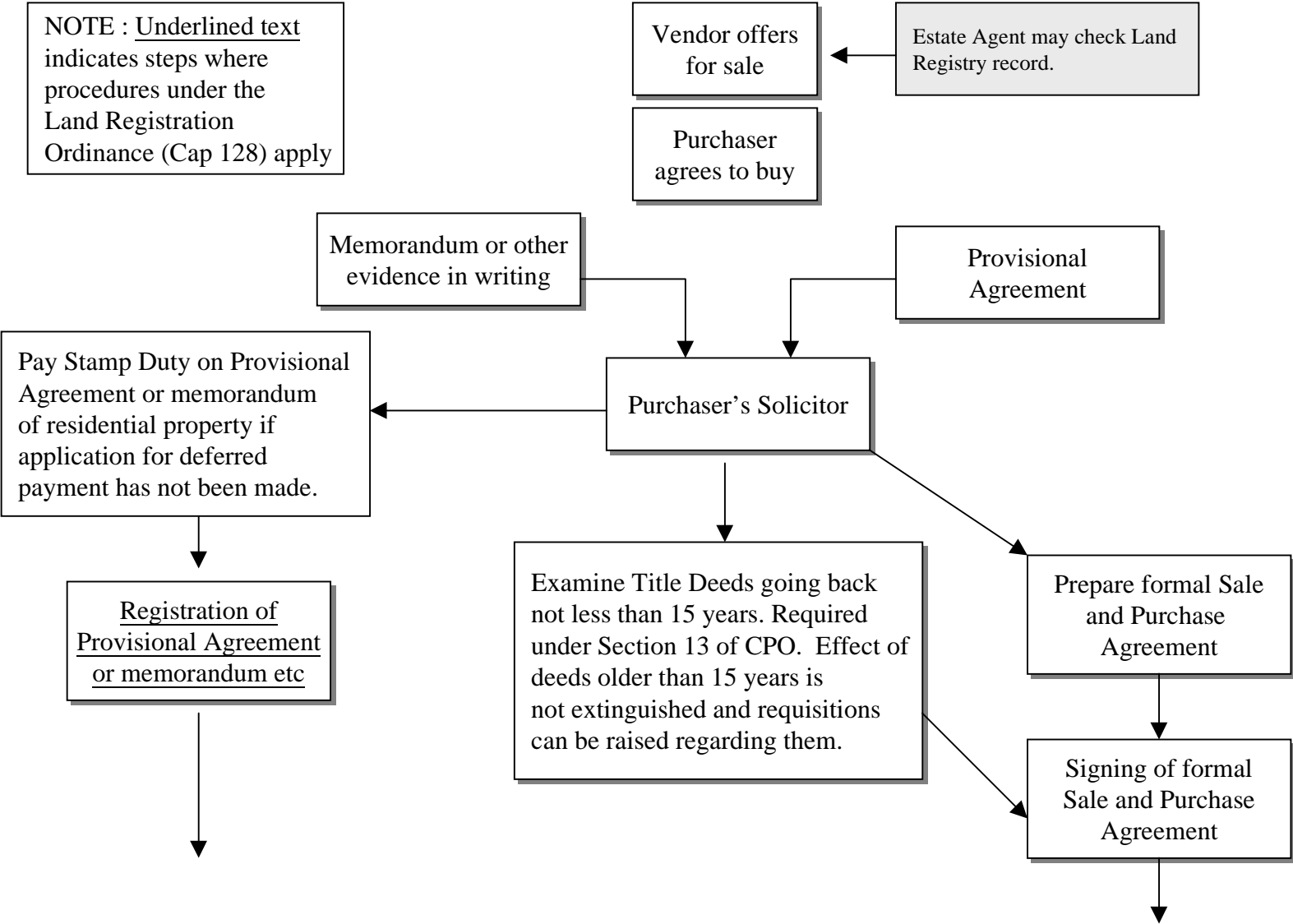
# Content

Annotated flow charts for conveyancing transactions under:

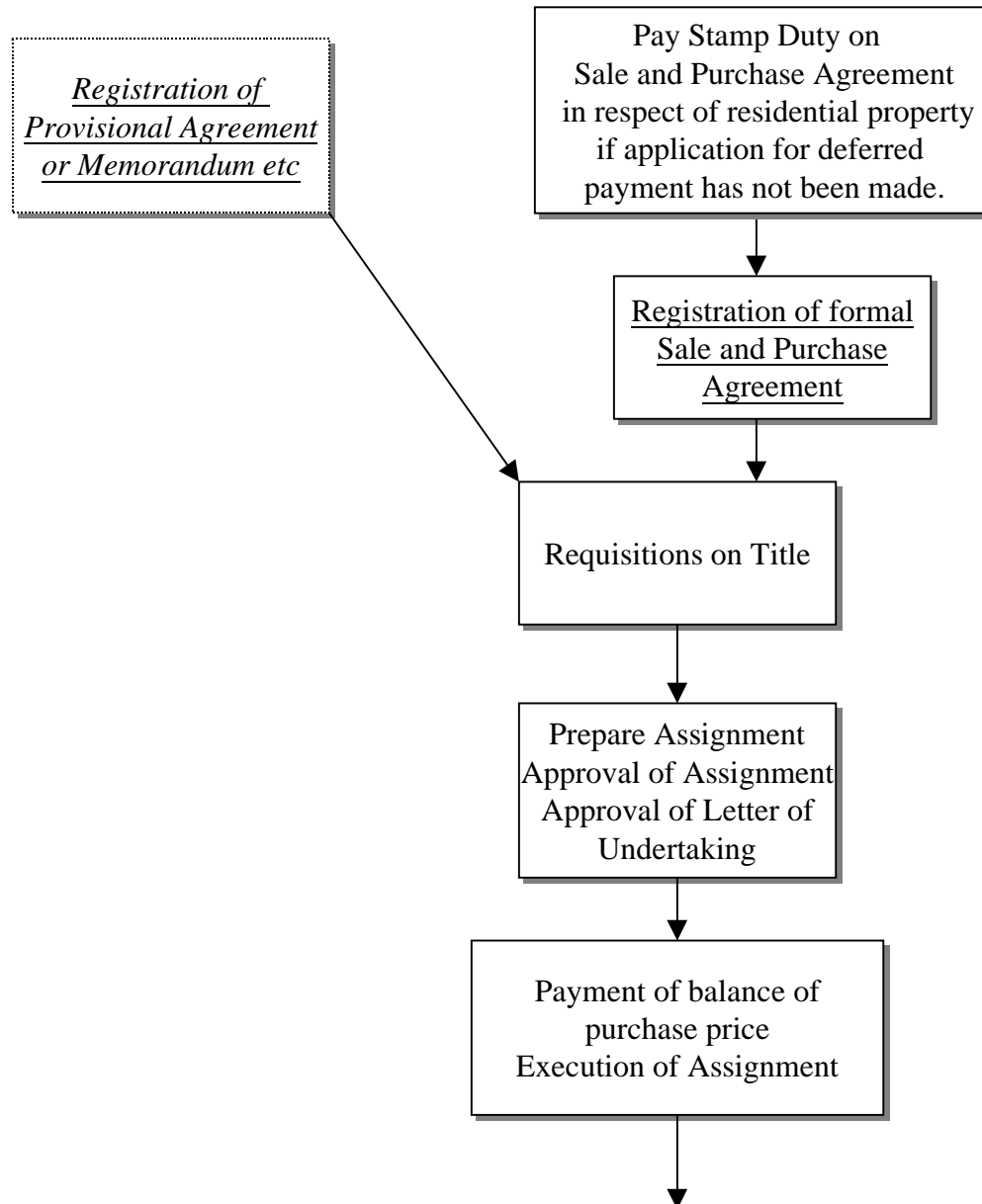
- Deeds Registration System : Part A
  - General procedures - A1
  - Land Registry procedures - A2
- Title Registration System : Part B
  - General procedures - B1
  - Land Registry procedures - B2
- First Application for Title Registration : Part C
  - General procedures - C1
  - Land Registry procedures - C2

# A1 : Conveyancing transactions under existing deeds registration system

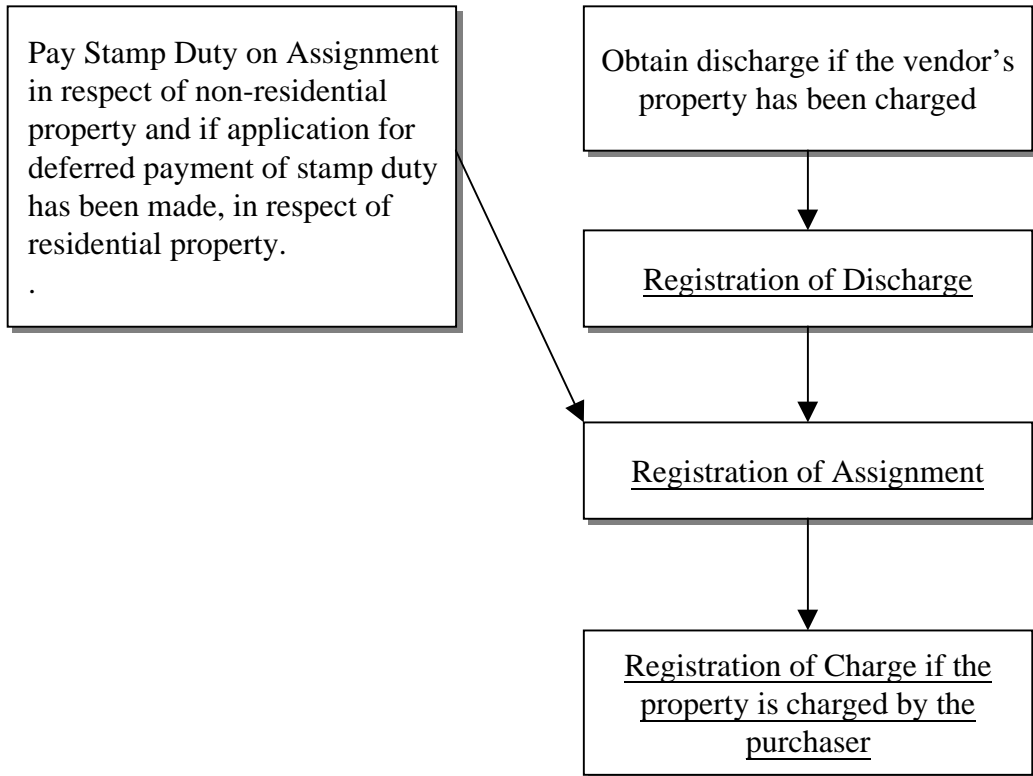
## 1. Pre-Sale and Purchase Agreement Stage



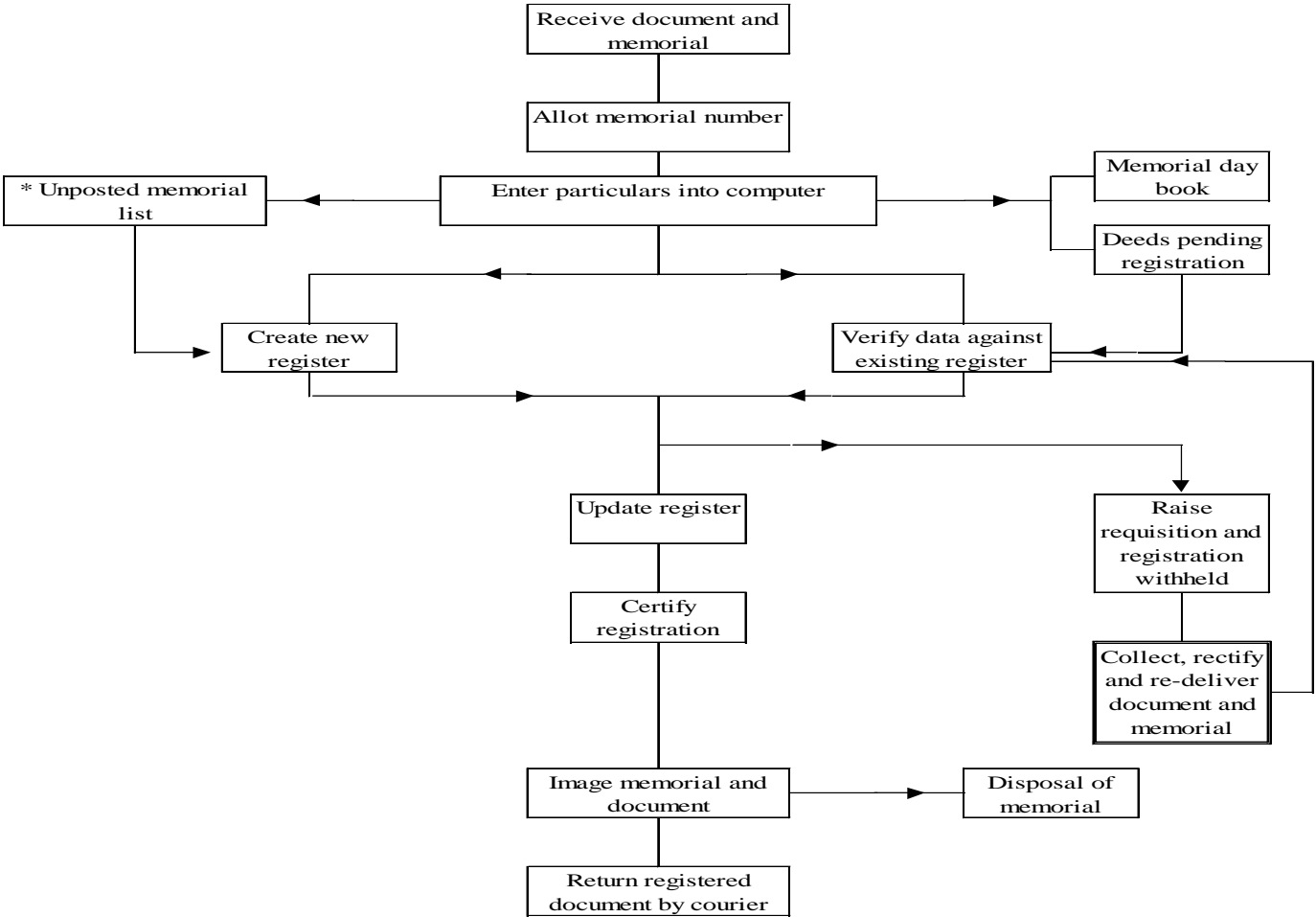
**2. Post Sale and Purchase Agreement Stage**



**3. Post Completion Stage**



**Registration of Instruments under  
the existing Deeds Registration System**



**Note :** \* A list of memorial in respect of properties for which registers have not yet been created

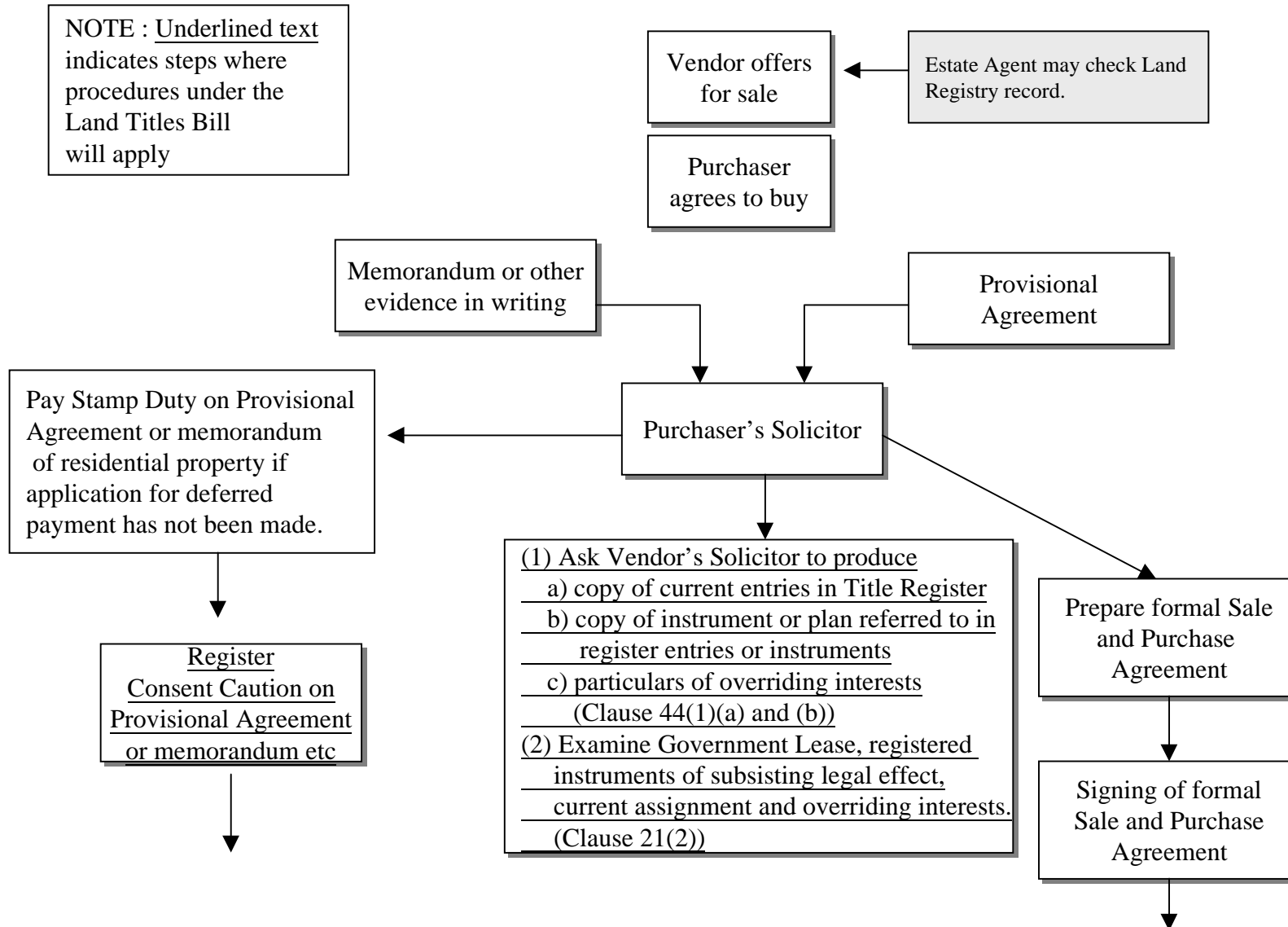
**Responsible party**

	Land Registry
	Lodging Solicitor

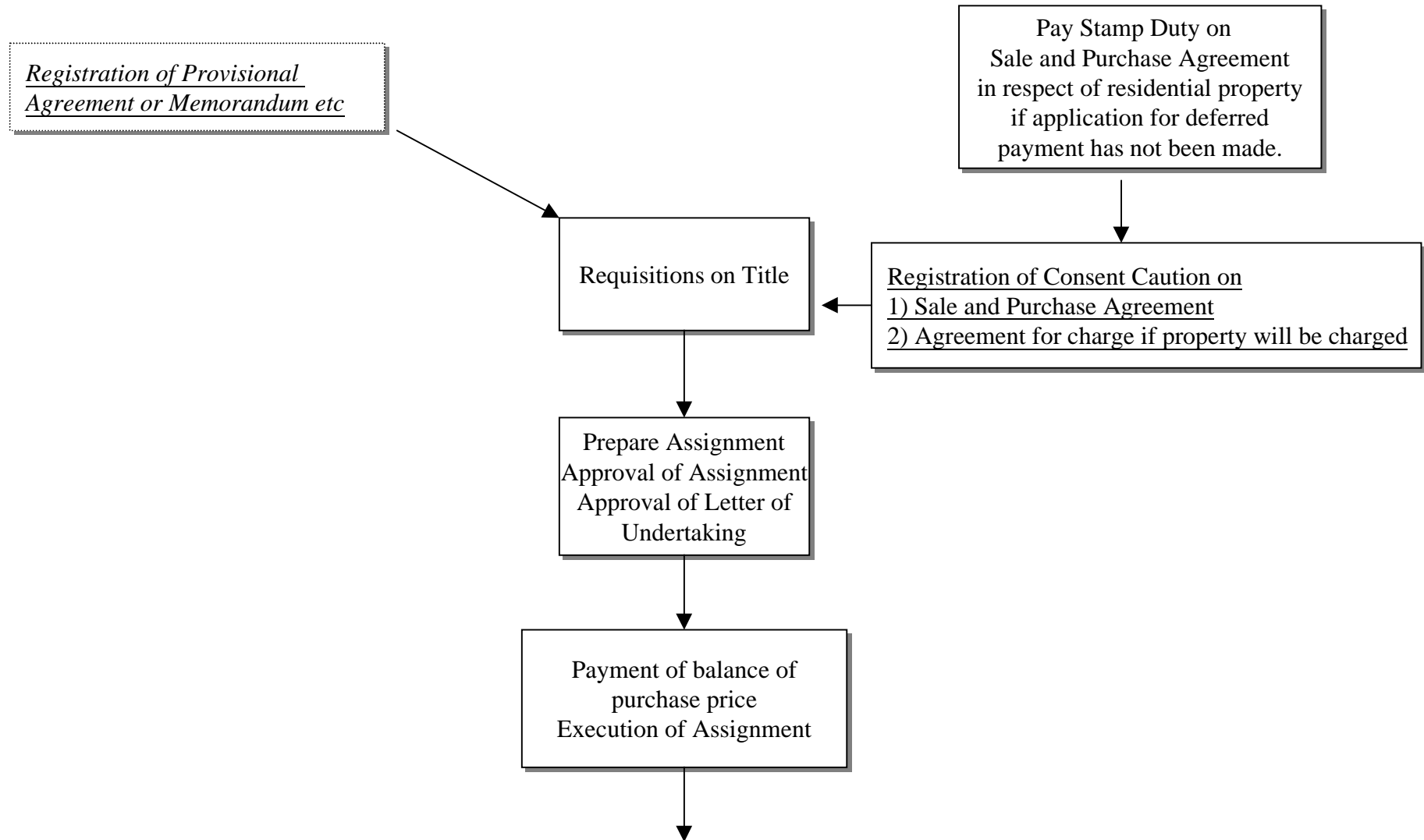


# B 1 : Conveyancing transactions under future Title Registration system

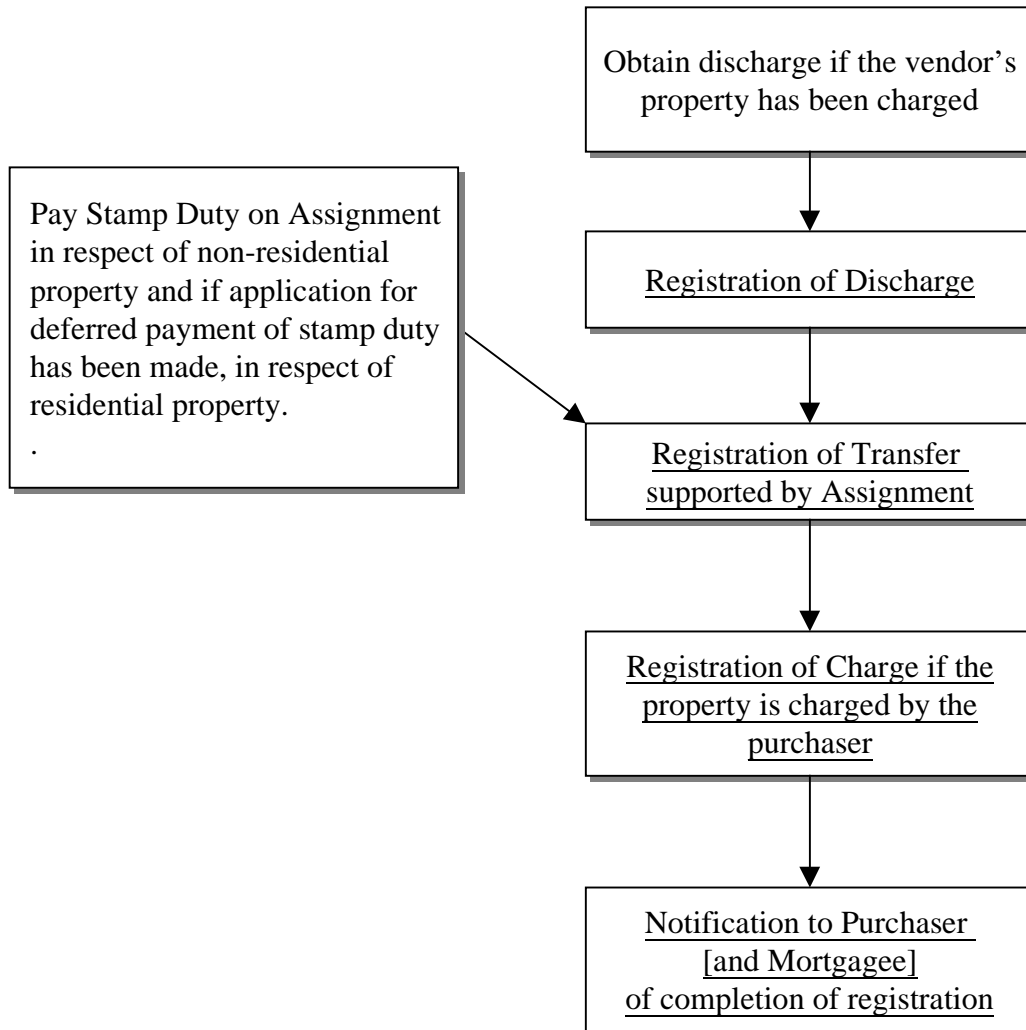
## 1. Pre-Sale and Purchase Agreement Stage



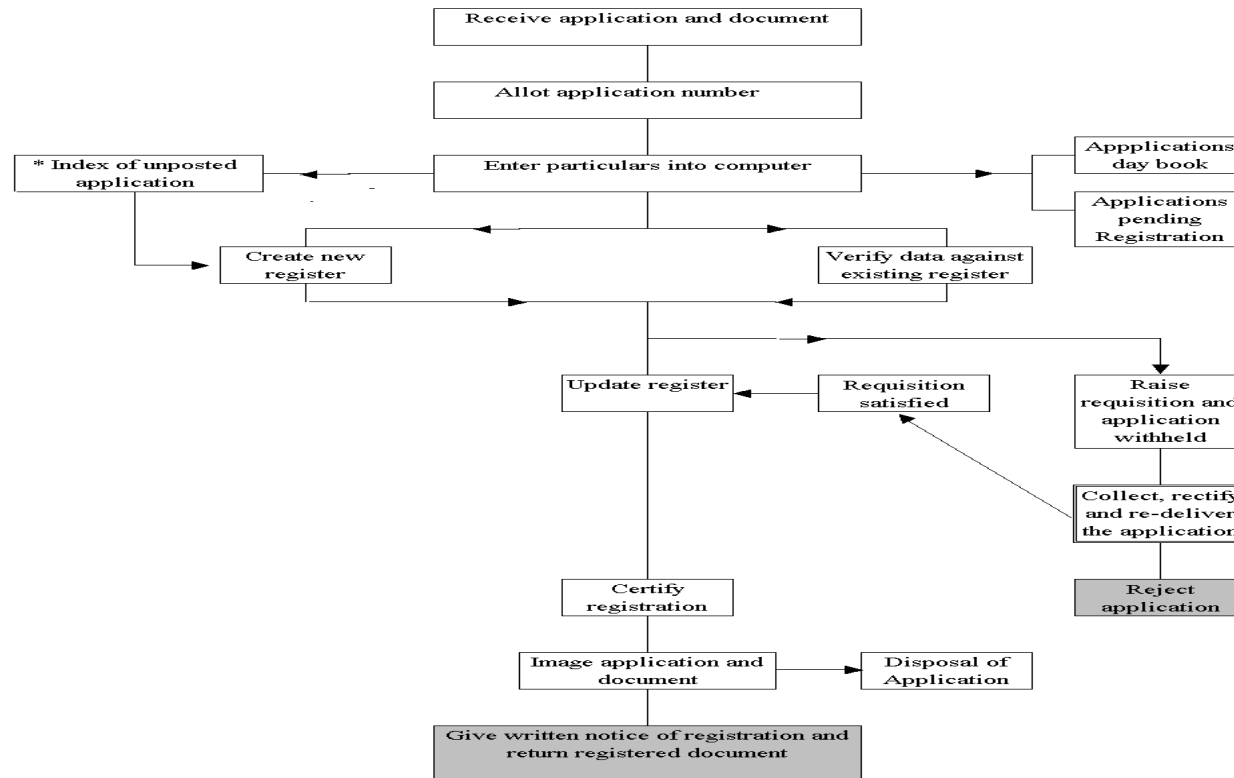
**2. Post Sale and Purchase Agreement Stage**



**3. Post Completion Stage**



# Procedural Flowchart of Registration of Applications under the Proposed Title Registration System



**Note :** \* A list of applications in respect of properties for which registers have not yet been created

■ Indicates steps different from the existing Deeds Registration System

**Responsible party**

□ Land Registry

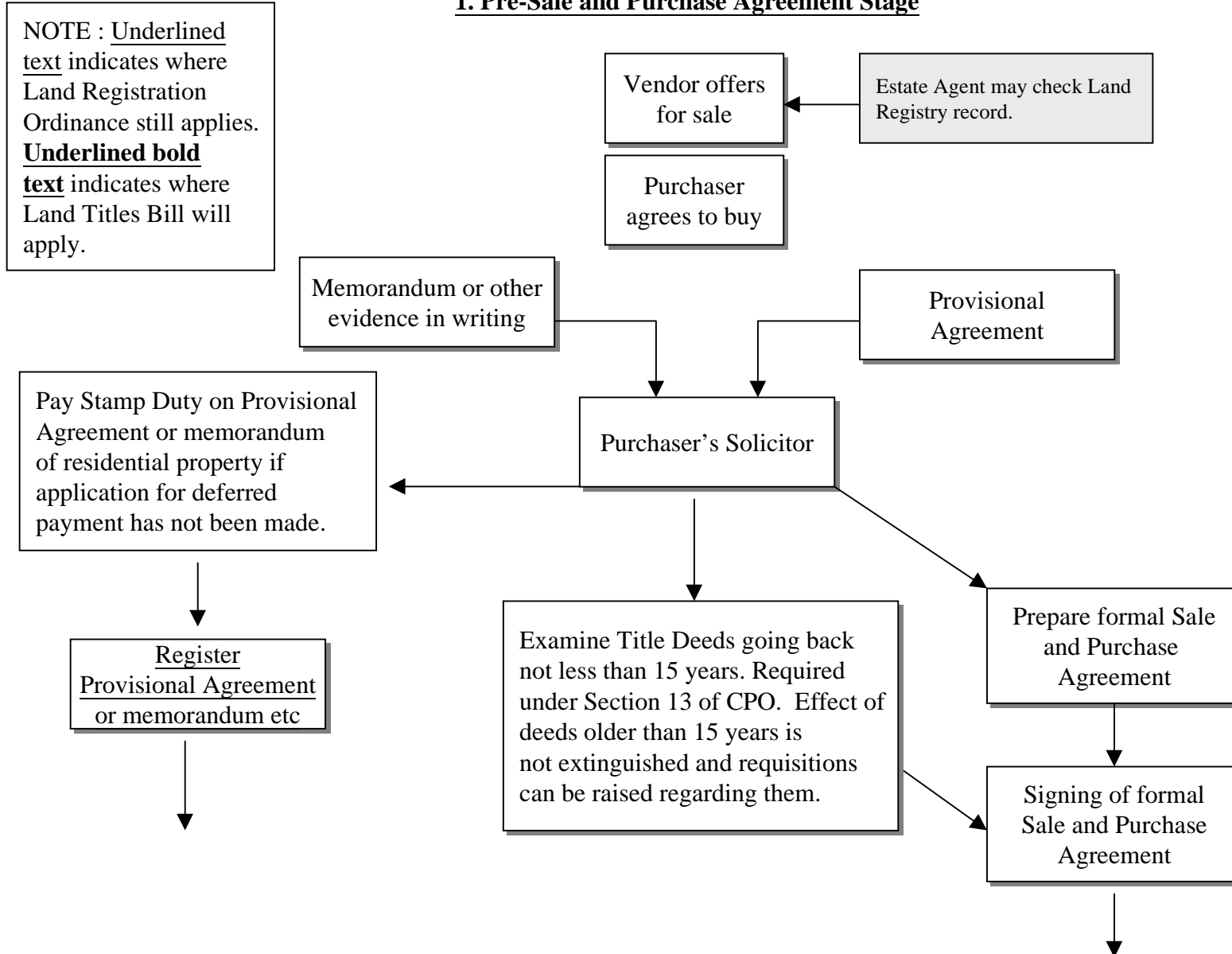
▭ Lodging Solicitor

# Applications may be for consent cautions, dispositions or non-consent cautions.

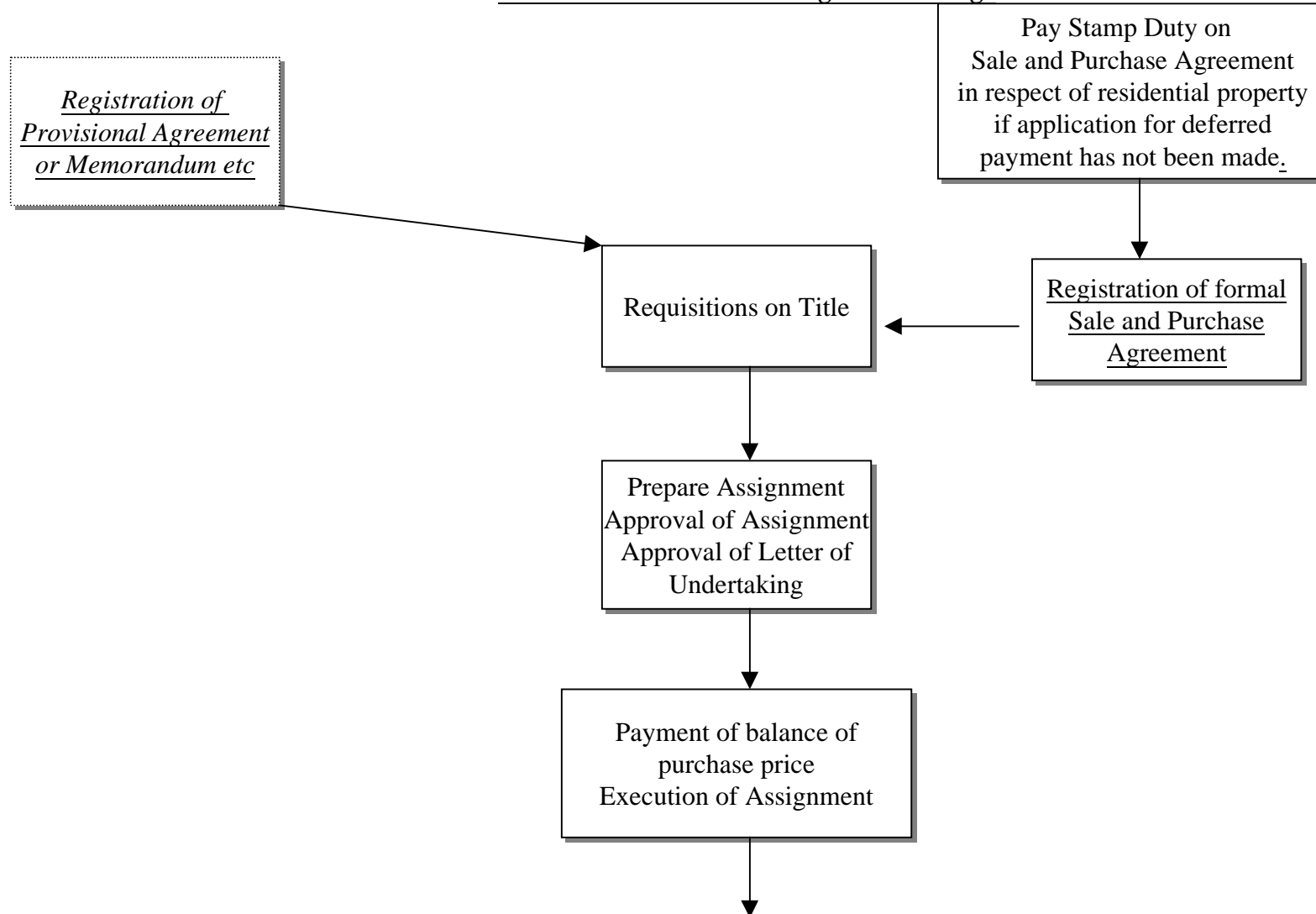
APPEALS: Appeals can be made after the Registrar has made a decision either to register or to reject an application, i.e. after completion of the procedures set out on this chart.

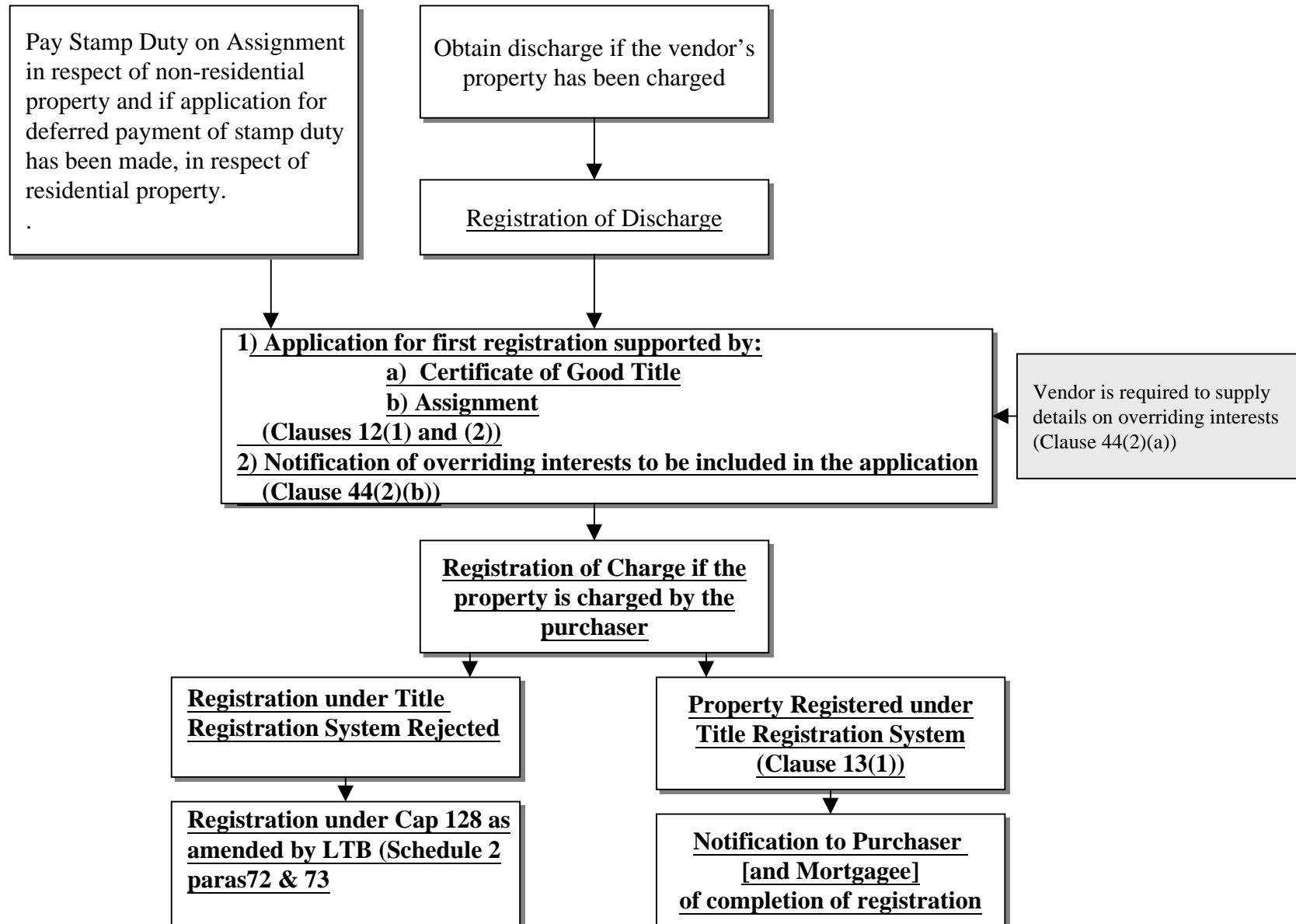
# C1 : Conveyancing transactions on first application for registration under Title Registration

## 1. Pre-Sale and Purchase Agreement Stage

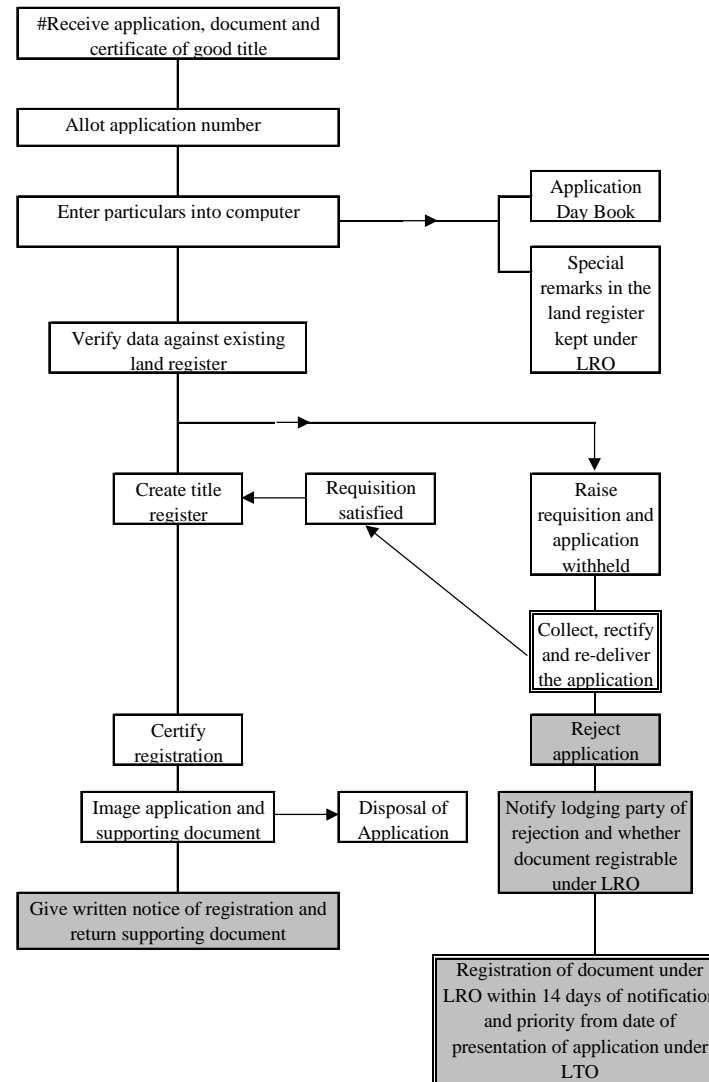


**2. Post Sale and Purchase Agreement Stage**



**3. Post Completion Stage**

**Procedural Flowchart of Registration of First Applications for registration  
under the proposed Title Registration System**



**Note :** # The supporting document is in respect of -  
 (a) first sale, the first assignment;  
 (b) issue of Government lease, the Government lease;  
 (c) voluntary application, the owner's statutory declaration.  
 Certificate of good title is required in cases (a) and (c).

**Responsible party**  
 [ ] Land Registry  
 [ ] Lodging Solicitor

[ ] Indicates steps different from the existing Deeds Registration System.