

**Bills Committee on Land Titles Bill**

**List of major issues suggested by the Assistant Legal Adviser  
to be considered for discussion by the Bills Committee**

1. Whether the land title registration system has taken full account of the unique Hong Kong style of conveyancing - all leasehold, the notional undivided shares and exclusive right of use.
2. Whether the proposed gradual conversion approach is practicable - labelling effect and different treatment of undivided shares in the same lot.
3. Effect of the conversion - how effective is the alleged curative effect - mistakes in existing register - whether anything is changed at all vis-a-vis the equities, unregistered interests and overriding interests.
4. The operation of the new title registration system - whether adequate provisions exist to cover all categories of interests - whether proprietors of equities have ways to protect themselves.
5. The problem of indemnity - for whom and how much - basic law implications.
6. Compatibility of the terminology of the Bill and that of Conveyancing and Property Ordinance (Cap. 219) - the problems of applying Land Registration Ordinance (Cap. 128) side by side with the Land Title Ordinance in respect of same piece of land.
7. Whether the ideas in the English Land Registration Act 2002 should be considered for adoption (e.g. adverse possession).