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Joint Subcommittee on Amendment to Land Titles Ordinance

Meeting on 19 March 2009

Background brief on Land Titles Ordinance

Purpose

This paper provides background information on the Land Titles Ordinance (LTO) (Cap. 585) enacted in July 2004, and also a summary of the views and concerns expressed by Members when the Land Titles Bill and the Administration's preparatory work for the commencement of LTO were discussed at the relevant committees and meetings of the Legislative Council (LegCo).

The Land Titles Bill introduced in 2002

2. The present system of land registration under operation in Hong Kong is a deeds registration system (DRS) governed by the Land Registration Ordinance (LRO) (Cap. 128). The system provides a record of the instruments affecting a particular property, but gives no guarantee of title. Even if a person is registered in the Land Registry as the owner of a property, he may not be the legal owner because there may be uncertainty or defects in his title to the property. The uncertainty of title puts purchasers at risk, causes confusion to the general public and reduces the commercial potential of properties in some cases. In order to establish title to property, it is necessary in every transaction to examine the title documents relating to all the transactions affecting the property that extend to not less than 15 years before the transaction in respect of that property.

3. In December 2002, the Administration introduced the Land Titles Bill (the Bill) into LegCo. The object of the Bill was to introduce a land title registration system (LTRS) to replace the existing DRS. Under the proposed LTRS, only the registration of a person as the owner of land shall vest the title of the land in him. The Title Register shall be conclusive evidence of the title to registered land and it will no longer be necessary to examine the historical title

deeds to establish title as at present. The new system is expected to provide greater security to property interests and simplify conveyancing.

4. The Bills Committee on Land Titles Bill (the Bills Committee) commenced its work in March 2003 and presented its report to the House Committee on 25 June 2004. The report summarized the Bills Committee's deliberations on the following major issues --

- (a) the conversion mechanism;
- (b) security of title (rectification of title by court or Land Registrar);
- (c) the indemnity scheme;
- (d) effect of registration (including overriding interests affecting registered land);
- (e) matters capable of being registered;
- (f) dispositions and transmissions;
- (g) protection of holders and claimants of interests in land (consent cautions, non-consent cautions and priority of interests; inhibitions and restrictions);
- (h) application to court by Land Registrar or persons other than the Registrar; and
- (i) land boundaries issues.

5. The Bills Committee had in particular extensively discussed the first three major issues, namely the conversion mechanism, rectification of title by the court and the indemnity scheme. The relevant deliberations were recapitulated in paragraphs 6 to 14 below.

Conversion mechanism

6. On the conversion mechanism, the Bill proposed gradual conversion from the present DRS to the new LTRS over an indefinite period of time. Under this mechanism, existing properties could be converted to the new system either by mandatory application upon the first assignment of any property after commencement of LTO or voluntary application for title registration at any time after commencement of LTO. However, any applications through these two routes must be accompanied by a certificate of good title issued by a solicitor after examination of the owner's title to the property.

7. The Law Society of Hong Kong (the Law Society) raised its grave concern that without a mechanism for review and adjudication by a reference body under the auspices of the Land Registrar in cases of doubt, certificates of good title would place an unacceptable burden on solicitors. However, the Administration did not consider it appropriate for the Land Registry to establish such a mechanism, as it would add to the cost and complexity of conveyancing and would be difficult to safeguard against abuse. In December 2003, the Law Society informed the Bills Committee that it had come to the conclusion that the proposed conversion mechanism in the Bill was unworkable, and counter-proposed a daylight conversion mechanism similar to the system being operated in some states of Australia.

8. The Bills Committee then invited the Administration to examine the Law Society's proposal for a daylight conversion mechanism. Under the daylight conversion mechanism subsequently proposed by the Administration, all new land will be registered under the new land title registration system after the commencement of LTO, and the title will be vested in the grantee as registered owner. All other land will remain under the existing LRO until the expiry of 12 years from the commencement day. Upon the expiry of the 12-year incubation period, all unregistered land will be converted automatically to the new system except either a "caution against conversion" stands or where matters lodged for registration under LRO have not yet completed registration. The current owner on the register kept under LRO register will become the first owner under the Title Register under LTO. During the 12-year incubation period, all existing or newly created unwritten equities affecting unregistered land can be protected by registration of a warning notice known as "caveat" under LRO.

9. Since the concerned parties had not raised objections in principle to the daylight conversion mechanism during consultation, the Bills Committee had examined in detail the substantial amendments to be moved by the Administration to give effect to the change. To ensure safe and smooth conversion at the end of the 12-year incubation period, the Administration accepted the Bills Committee's suggestions to put in place a mechanism to review the implementation of the new system during the 12-year incubation and to empower the Secretary for Housing, Planning and Lands (subsequently amended to "Secretary for Development") to vary the 12-year incubation period, whilst the exercise of this power shall be subject to the positive vetting of LegCo.

Rectification of title

10. On the circumstances under which the Court may order rectification of title, the Bills Committee shared the concern of a number of parties that the relevant provisions in the Bill failed to achieve the right balance between the requirement of certainty of title and justice in certain circumstances. After review, the Administration proposed to recast the provisions by --

- (a) removing the wide discretion given to the Court under the original provisions;
- (b) providing that subject to the new clause 81A (now section 82 of LTO), on an application made by a former registered owner of registered land, the Court of First Instance shall order the rectification of the Title Register to restore the title of the applicant if it is satisfied that firstly, the entry in the Title Register by or as a result of which the applicant lost his title was procured by or as a result of a void instrument or a false entry in the Title Register; secondly, the applicant was not a party to the fraud; and thirdly, the applicant did not, by his act or by lack of proper care, substantially contribute to the fraud; and
- (c) setting out clearly the circumstances under which the Court of First Instance may order the rectification of the Title Register so as to affect the title of a person who is the registered owner of registered land and who is in possession of the land and has acquired the land for valuable consideration.

Indemnity scheme

11. Under the indemnity scheme provided for in the Bill, indemnity may be claimed for two types of loss caused by an entry in or omission from the Title Register. While there is no cap on the indemnity for the loss as a result of mistakes or omissions on the part of the Land Registrar or public officers assisting the Registrar, the indemnity for the loss of ownership as a result of fraud is subject to a cap, the amount of which will be determined by the Financial Secretary by notice published in the Gazette. The Administration proposed to set the cap at \$30 million for each case.

12. The Administration explained that as deliberate fraudulent acts were difficult to anticipate and prevent, there should be a suitable device to limit the potential liability that the indemnity scheme has to carry. Moreover, the interests of individuals being compensated should be balanced against the costs to property owners and purchasers at large. The proposed cap would provide protection for the great majority of property owners, as over 99% of property transactions involve sums less than \$30 million. Persons suffering loss in excess of the limit of compensation could still recover the shortfall through further legal proceedings.

13. The Bills Committee noted that other jurisdictions such as England, New South Wales and Ontario did not impose a cap on indemnity, and that a number of parties including the Hong Kong Bar Association (the Bar Association) and the Real Estate Developers Association of Hong Kong objected to the proposed cap and questioned its constitutionality in relation to Articles 6 and 105 of the

Basic Law. Having considered all the arguments, members of the Bills Committee remained doubtful about the constitutionality of the proposed cap on indemnity in cases of fraud. The Administration however maintained its view that the cap was fully constitutional, whilst assuring the Bills Committee that the indemnity scheme and the level of the cap would be reviewed as experience was gained with the operation of the new land title registration system in Hong Kong.

Post-enactment actions to be taken by the Administration

14. The then proposal of the Administration was for LTO to be commenced two years after its enactment so as to allow sufficient time for putting in place the relevant regulations and finalizing the guidance notes for legal practitioners and members of the public. In this respect, the Administration undertook the following --

- (a) the list of regulations set out in **Appendix I** would be put in place before the commencement of LTO;
- (b) a review of LTO would be conducted during the two-year period between its enactment and commencement; and
- (c) the Panel on Planning, Lands and Works (PLW Panel)¹ would be consulted on the proposed commencement date of LTO before the commencement notice was published in the Gazette.

15. At the request of the Law Society, the Administration also undertook to the Bills Committee --

- (a) to work with the Law Society to address any subsisting points of concern and any issues that emerge on further consideration of the drafting of LTO before its implementation; and
- (b) not to implement LTO pending the review of the Solicitors (Professional Indemnity) Rules and the Professional Indemnity Scheme by the Law Society on the issue of double payment from the Solicitors Indemnity Fund in respect of any claim arising from LTO and to effect any consequential amendments in this regard.

16. The Administration had also undertaken to take the follow-up actions set out in **Appendix II** after the enactment of LTO.

17. On 7 July 2004, LegCo passed the Land Titles Bill as amended by all the Committee Stage amendments moved by the Administration.

¹ The Panel has been renamed as "Panel on Development" since the 2007-2008 legislative session.

Issues raised by Members during the Second Reading debate on the Land Titles Bill

18. During the Second Reading debate on the Land Titles Bill, apart from the three major issues mentioned above, the following issues were raised by individual Members --

- (a) Regarding the unwritten equity of one member of the family against another, the Administration should consider whether legislation should be enacted to protect a spouse's equity, as in the United Kingdom, and consult LegCo at the earliest opportunity;
- (b) In the case of saleable Home Ownership Scheme flats, small houses and Tenant Purchase Scheme flats, the Government should consider the idea of requiring an entry in the Title Register to the effect that the sale of these properties shall require the payment of regrant premiums, so as to enable prospective purchasers to understand clearly that the land owners concerned must pay regrant premiums to the Government;
- (c) The Administration should consider establishing a mechanism for registration of interest by adverse possession so that this interest could be clearly indicated in the Title Register;
- (d) The wording of the expression "subject to any stipulation to the contrary" contained in clause 44 (now section 46 of LTO) was open to question, for the term "stipulation", which was intended to refer to the stipulations of the agreement between the vendor and the purchaser, might be wrongly interpreted as a requirement of the Bill, that was, a statutory requirement. The Administration should amend the provision concerned, so as to clarify its meaning;
- (e) The Bill did not seek to tackle the problem of unclear land boundaries. This was actually a long-standing problem, which was compounded by the lack of any effective mechanism to handle disputes arising from missing or non-recognizable deeds. As a result, disputes over land boundaries had never stopped, and even the future development of land had also been hindered. The Government should therefore address this problem squarely; and
- (f) The Government's overseas offices should actively publicize the changes to title owners living overseas in order to enable the smooth change to the new system.

The Administration's reports on post-enactment work in December 2004 and May 2007

19. On 21 December 2004, the Administration briefed the PLW Panel on the actions being taken to prepare for implementation of the new LTRS as well as the proposal to create one permanent and four supernumerary directorate posts in the Land Registry to assist with the preparation and operation of the new system.

20. On 22 May 2007, the Administration updated the PLW Panel again on the progress of the preparatory work, and sought members' support for the retention of four supernumerary posts for three years from up to 4 October 2010 to continue with the preparatory work.

21. The Administration informed the PLW Panel that since enactment of LTO in July 2004, the Land Registry had established a Steering Committee and a Review Committee to carry out the review of LTO. Both of these committees had membership drawn from Government and from the Law Society, the Bar Association, The Hong Kong Association of Banks, The Hong Kong Mortgage Corporation Ltd, the Consumer Council and the Heung Yee Kuk New Territories (HYK). During various stages of the preparation of the amendment bill (i.e. the Land Titles (Amendment) Bill), the Land Registry would continue to discuss issues with the major stakeholders, to seek views from interested parties and to provide briefings on request. The Administration would also continue to work closely with the Law Society, in particular its working party on title registration, to address any issues of concern.

22. Regarding the various issues on which the Administration had undertaken to the Bills Committee to take follow-up actions, the Administration reported to the PLW Panel (vide Annex A to LC Paper No. CB(1)1643/06-07(07)) on the positions that had been reached after the review of LTO and indicated that the Administration had either resolved or identified solutions for most of the issues. The Administration also advised that there were further issues identified during the review (vide Annex B to the aforesaid paper).

23. In gist, the Administration informed the PLW Panel that --

- (a) substantial amendments to LTO were required to ensure the efficient operation of the new system;
- (b) an amendment bill would be prepared and submitted to LegCo before commencement of the new system; and
- (c) opportunity would be taken to address concerns previously raised about the language and structure of LTO.

24. At the PLW Panel meeting on 21 December 2004, the Panel Chairman expressed the view that it was necessary to properly address the problem of unclear land boundaries in the New Territories to ensure smooth implementation of LTRS, and enquired about the timetable for conducting a boundary survey to ensure the accuracy of the land boundaries in the New Territories. The Land Registrar advised that the Administration was of the view that, to prevent forcing people into disputes over land boundaries as a result of the operation of LTRS, registration under LTRS would not be conditional on resurvey of land boundaries, nor would it carry a guarantee of the boundaries. However, LTO would provide an avenue for owners of registered land to apply to the Director of Lands for a determination of their lot boundaries.

25. As regards the handling of missing deeds, the Land Registrar advised that the Administration planned to introduce the relevant proposed legislation before the lapse of the 12-year incubation period.

26. At the PLW Panel meeting on 22 May 2007, some members considered that the implementation of LTRS involved highly complicated issues and the Administration had previously underestimated the workload and complexity of the issues involved. While the members were in support of the proposal to extend the four supernumerary directorate posts in the Land Registry for three years, they urged the Administration to endeavour to complete the review of LTO and other relevant work within the extension period.

27. At the same PLW Panel meeting, a member expressed the view that 12 years might be too long a time frame for the conversion to the new system and enquired whether this period could be shortened. The Administration responded that the period was not long in comparison with other jurisdictions such as the United Kingdom and Australia. It was necessary to ensure that there would be sufficient time for the concerned parties who claimed interest to the land/property to put forth their cases, and for the Administration to clarify the relevant issues before the conversion took place.

The Administration's report on the progress of the preparation of amendments to LTO in December 2008

28. On 19 December 2008, the Administration reported to the Panel on Development (DEV Panel) on the progress of the preparation of amendments to LTO and other preparatory work for the implementation of LTRS. According to the Administration, there remain four substantial matters awaiting finalization before the Land Titles (Amendment) Bill could be brought to LegCo for consideration. These matters are --

- (a) the relationship between LTO and other legislation;
- (b) arrangements for updating land boundaries;
- (c) modification to rectification and indemnity provisions; and
- (d) modification to the conversion mechanism.

29. In respect of the issues in items (c) and (d) above, the Administration advised that it would shortly launch a three-month consultation exercise to solicit public views as well as continue discussions with major stakeholders. The two relevant consultation papers and the initial views of the Law Society, the Bar Association and the Real Estate Developers Association of Hong Kong on the Administration's proposals were given in the Administration's paper (vide Annexes A to C to LC Paper No. CB(1)396/08-09(06)).

30. At the DEV Panel meeting, a member expressed disappointment with the slow progress of the Administration's preparatory work for the commencement of LTO. The Land Registrar responded that the issues involved were complicated and there was indeed substantial progress although there were still issues that had to be settled. All the issues raised by the relevant bills committee and by LegCo Members during the Second Reading debate on the Land Titles Bill had been addressed. What the Administration was handling at present were issues arising from the post-enactment review and discussions with the major stakeholders. The amendment bill would be introduced into LegCo in good time to allow Members to have sufficient time for thorough scrutiny within the current legislative term.

31. Another member commented that the Administration had maintained close liaison with HYK on the matter and there were some issues not envisaged when the Land Titles Bill was considered. Apart from very complicated legal issues, HYK was also concerned about the land titles held by T'so and T'ong. The member considered that the Administration should not hastily implement LTRS until all relevant issues had been resolved.

Recent developments

32. During recent discussion at the DEV Panel meeting, members agreed that as the Administration's work on the preparation of amendments to LTO involved important and complicated issues, consideration should be given to establishing a subcommittee under the relevant Panel(s) or the House Committee so that LegCo could monitor the work in a more focused manner and provide input in the bill drafting process. Subsequently, a joint meeting of the DEV Panel and the Panel on Administration of Justice and Legal Services was held on 20 January 2009 to consider the matter. The two Panels agreed that a Joint

Subcommittee on Amendments to Land Titles Ordinance should be formed for the purpose.

33. On 1 January 2009, the Administration started a three-month consultation to gauge views from the public and key stakeholders on its latest proposals regarding the conversion mechanism and the rectification and indemnity provisions.

34. The Joint Subcommittee on Amendments to Land Titles Ordinance will hold a meeting on 19 March 2009 to meet with the Administration to discuss the latest position of the preparatory work for the commencement of LTO. Major stakeholders and concerned parties have also been invited to attend the meeting to express views and concerns on issues relating to LTO.

Relevant papers

35. A list of relevant papers is in **Appendix III**.

Council Business Division 1
Legislative Council Secretariat
13 March 2009

**List of Regulations to be enacted
before commencement of the Land Titles Ordinance**

1. Land Titles Regulations

These will cover most of the specific provisions for regulations set out in Clause 100(1) or referred to in other clauses of the Bill, the exceptions being those dealt with under the other sets of regulations listed below.

2. Land Titles Indemnity Fund Regulations

These will provide for the detailed operation of the Indemnity Fund established under Clause 87A of the Bill. They will cover the matters as set out in Clause 100(1) subsections (zh) to (zm).

3. Land Titles (Fees and Levies) Regulations

These will be made under Clause 98 to provide for the fees to be paid to the Registrar for matters set out in sub-clause (1) and the levy to be paid for the purposes of the indemnity fund under sub-clause (2A).

4. Land Titles Transitional Regulations

These will be made under Clause 100(1)(zp) and will provide for matters required to support Clauses 8 and 9 of Schedule 1A and any other purely transitional matters.

5. Court Rules

These may be made by the Chief Justice under Clause 91 to provide any necessary rules for regulating appeals and other applications.

All the regulations (items 1 to 4) are needed to ensure the smooth implementation of the new land title registration system and will be enacted before commencement of the Ordinance.

Rules under item 5 are at the discretion of the Chief Justice. The Administration will refer matters to him for consideration after enactment and will request that the necessary rules be made before commencement of the Legislation.

Appendix II

List of follow-up actions to be taken by the Administration after enactment of the Land Titles Bill

Part A: Making of rules and regulations

Apart from preparing the regulations highlighted in clause 100 of the Bill, the Administration has also agreed to take the following actions where regulations are concerned --

1. To specify in the regulations relating to the original clause 4(a) the means by which notices and orders relating to premises under other Ordinances, such as section 153M of the Crimes Ordinance (Cap. 200), can be registered under the original clause 4(a) as matters expressly provided for in other enactments;
2. To check whether there are any existing laws of court that govern the exercise of power by the Land Registrar under the new clause 6A and consider the need to make regulations to provide for the relevant implementation procedures;
3. To make recommendations for the Chief Justice to make rules for regulating applications made to the court under clause 95;
4. To put in place the regulations prescribing the class of persons referred to in clause 77(5)(c) on the definition of "interested person" before the commencement of the Land Titles Ordinance (LTO); and
5. In connection with item 4 above, to put in place all the relevant regulations before the commencement of LTO and consult the LegCo Panel on Planning, Lands and Works in due course on the proposed commencement date of LTO before the commencement notice for the Ordinance is published in the Gazette.

Part B: Preparation of guidelines, guidance notes and the like

The Land Registry has agreed to prepare the following to facilitate implementation of the new land title registration system (LTRS) --

6. To prepare Land Registry Circular Memoranda and other advisory publications for solicitors, estate agents and other practitioners once the Bill is enacted. These documents will be drafted in consultation with the

relevant professional bodies and issued before the Bill is brought into effect;
and

7. To prepare practice guides and explanatory notes on the use of cautions, restrictions and inhibitions, similar to those issued by the Land Registrar in England, for reference by the public and practitioners. The Administration would also ensure that the above and all practice guides and explanatory notes on the registration of matters under the Bill would be ready before the implementation of LTRS, and that they will be regularly updated and made available to the legal practitioners and the public on the Internet.

Part C: Further consequential amendments to be introduced after enactment of the Bill

The Administration has agreed to consider further consequential amendments arising from the Bill, as follows --

8. To make any other consequential amendments to the relevant legislation in recognition that the current practice of disposal of land by deeds would discontinue after the implementation of LTRS, so that such legislation would not apply to land registered under LTRS;
9. To relay to the Secretary for Home Affairs for his consideration of introducing amendment to the definition of "common parts" in section 2 of the Building Management Ordinance (Cap. 344) the following comments, namely, that the original and proposed revised definitions of "common parts" are not comprehensive enough to cover all relevant cases. For example, supplemental deeds of mutual covenant may not fall under the definitions. The definitions may also fail to exclude the case where certain parts of the building are dedicated to public use and hence are not common parts;
10. To consider outside the context of the Bill how registration as owners in cases relating to t'so should be dealt with, so as to address the Bills Committee's concern that section 15 of the New Territories Ordinance (NTO) (Cap. 97) only governs cases relating to clan, family or t'ong;
11. To invite The Law Society of Hong Kong (the Law Society) to deal with the consequential amendments to the Solicitors (General) Costs Rules (Cap. 159 sub. leg.) as part of the overall arrangement for the implementation of LTRS;
12. To carry out in the 2-year period between the enactment and commencement of the Bill a review of the references in the Bill to the register kept under the existing deeds registration system (DRS), namely, "the land register kept in

the Registry" or "the land register kept under the Land Registration Ordinance" and make any necessary simplification;

13. To ensure that any provision incompatible with the Conveyancing and Property Ordinance (Cap. 219) would be rectified during the 2-year period between the enactment and commencement of the Bill; and
14. To introduce any other additional consequential amendments that may become necessary during the period between the passage of the Bill and the implementation of LTRS in the form of subsidiary legislation that require positive vetting of the Legislative Council.

Part D: Clauses to be reviewed after enactment of the Bill

The Administration has agreed to review the following clauses of the Bill after its enactment --

15. To do some research during the 2-year period between the enactment and commencement of the Bill and, in consultation with the Law Society and other relevant parties, revisit the Assistant Legal Adviser (ALA)'s concern that by putting in clause 29(1) a universal prohibition on the creation, extinguishment, transfer, variation or affection of land by means other than by registration under the Bill, and qualifying such with subclause (2), the power of an owner to dispose of his property would be significantly affected;
16. To revisit clause 33(8) and address the Law Society's concern about the subclause as a result of the retention of the words "under a provisional agreement for sale and purchase or an agreement for sale and purchase" therein;
17. To revisit clause 35(3) to address the Law Society's concern that the protection given to a registered charge under the Bill may be too limited;
18. To review clause 43 in consideration of ALA's view that implied covenants should take effect upon registration and not when the relevant transfer is signed;
19. To consider how to address ALA's concern that, because of the reference to "the entry in the Title Register" in clause 81(4), it is not clear whether a fraud or voidable transaction that would give rise to a claim for rectification in relation to land which was registered under the Land Registration Ordinance (LRO) (Cap.128) can be rectified after the commencement of LTO; and

20. To review the provisions in clause 92 after introducing a similar provision in a suitable ordinance that will apply to land not yet registered under LTO.

Part E: Other issues

The Administration has also undertaken to take the following actions after enactment of the Bill --

21. To carry out fresh calculations closer to the time of implementation of LTRS the estimated levy rates for the properties valued over \$30 million. Consideration will then be given to the rate to be applied to each value of property;
22. To discuss with the relevant parties on the relevant procedures, forms and documents once the terms of the Bill are settled. The exercise will be undertaken in parallel with the preparation of regulations under the Bill and a presentation may be made to members before the regulations are submitted for approval;
23. To consider how the public, or a solicitor acting on behalf of a member of the public, may search properties by owners' names provided that they comply with the requirements under the Personal Data (Privacy) Ordinance (Cap. 486);
24. To consult the Law Society on the applications register under LTRS, so that legal practitioners would in future know how to deal with it;
25. To resolve before commencement of the Bill certain issues, such as the documents to be kept under LTRS under clause 44(1), which the Administration has agreed to resolve with the Law Society after enactment of the Bill;
26. To provide in due course the relevant case law in the UK on how the court interprets the expression "lack of proper care" in clause 81; and
27. To reply to Heung Yee Kuk New Territories shortly regarding its comments on the paper on "Report on Consultation on Revisions to Conversion Mechanism and Rectification Provisions" (*LC Paper No. CB(1)1230/03-04(04)*), and provide the Bills Committee with a copy of the reply.

Land Titles Ordinance

List of relevant papers

Date	Meeting	References
25 June 2004	The House Committee discussed the "Report of the Bills Committee on Land Titles Bill"	Report of the Bills Committee (LC Paper No. CB(1)2219/03-04) http://www.legco.gov.hk/yr03-04/english/hc/papers/hc0625cb1-2219e.pdf
7 July 2004	Resumption of the Second Reading debate on the Land Titles Bill in the Council	Official record of proceeding http://www.legco.gov.hk/yr03-04/english/counmtg/hansard/cm0707ti-transtrate-e.pdf
21 December 2004	The Panel on Planning, Lands and Works discussed with the Administration on "Land Title Registration System – Preparation for Implementation and Additional Staffing Support"	Information paper (LC Paper No. CB(1)506/04-05(05)) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw1221cb1-506-5e.pdf Background brief (LC Paper No. CB(1)506/04-05(06)) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw1221cb1-506-6e.pdf Minutes of meeting (LC Paper No. CB(1)717/04-05) http://www.legco.gov.hk/yr04-05/english/panels/plw/minutes/pl041221.pdf

Date	Meeting	References
22 May 2007	The Panel on Planning, Lands and Works discussed with the Administration on "Proposed Retention of Four Supernumerary Posts in the Land Registry"	<p>Information paper (LC Paper No. CB(1)1643/06-07(07)) http://www.legco.gov.hk/yr06-07/english/panels/plw/papers/plw0522cb1-1643-7-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)2122/06-07) http://www.legco.gov.hk/yr06-07/english/panels/plw/minutes/pl070522.pdf</p>
19 December 2008	The Panel on Development discussed with the Administration on "Amendments to Land Titles Ordinance"	<p>Information paper (LC Paper No. CB(1)396/08-09(06)) http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev1219cb1-396-6-e.pdf</p>
1 January 2009	The Administration started the three-month consultation on amendments to the Land Titles Ordinance	<p>Background of consultation http://www.landreg.gov.hk/consultation/en/background.html</p> <p>Consultation on rectification and indemnity provision http://www.landreg.gov.hk/consultation/en/download/dev1219cb1-396-6-e%20(P.9-18)_rectification.pdf</p> <p>Consultation on conversion of existing land and property to Land Title Registration System http://www.landreg.gov.hk/consultation/en/download/dev1219cb1-396-6-e%20(P.27-35)_conversion.pdf</p>