

DEVB's response to LegCo Development Panel

Land Owners' worries caused by Missing Lot

(i) Missing Lot

Land owners may apply to the District Lands Office concerned for re-establishing the missing lots with supporting evidence submitted. The District Lands Office and the Survey and Mapping Office concerned will then take follow-up action to re-establish the location of the missing lots.

(ii) Rectification of Land Boundaries

As Block Government Lease is a contract made between the Government and the owners of old schedule lots, any amendment to the land boundary records of the old schedule lots would require consent from both parties of the contract. In the event that any such rectification involves the land or interest of another lot owner, the agreement of that lot owner to the rectification would also be required.

Given that there are over 210 000 private lots in the New Territories held under Block Government Leases, it is impractical for the Government to initiate any systemic rectification of all land boundary records for the whole New Territories. Besides, the land owners affected by the change of land boundaries may not agree to the rectification concerned.

(iii) Land Title

According to the Lands Title Ordinance (LTO), the Title Register is a conclusive evidence of title to property. The registration of anyone as the owner of a piece of land shall vest in that person the title of that land. The LTO also provides that reference to a plan in the Title Register shall not constitute a warranty or guarantee as to

the accuracy of the plan. On the other hand, if a land owner identifies any discrepancy between the boundary record and the actual situation of the lot, he may contact the Lands Department for handling the matter.