



地政總署
法律諮詢及田土轉易處
LEGAL ADVISORY AND CONVEYANCING OFFICE
LANDS DEPARTMENT

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我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.
香港北角渣華道三三三號北角政府合署二十樓
20/F., NORTH POINT GOVERNMENT OFFICES
333 JAVA ROAD, NORTH POINT, HONG KONG

網址 Website : www.landsd.gov.hk

8 May 2006

Legal Advisory and Conveyancing Office
Circular Memorandum No. 57

Fees charged for services delivered
by the Legal Advisory and Conveyancing Office (LACO)

A review of some of the non-statutory fees charged by LACO has recently been completed.

A complete list of all current fees to be charged by LACO with effect from 15.5.2006 is set out on the Appendix. Fees demanded after this date will be at the revised rates, notwithstanding an application for the service concerned has already been made.

Please note that the non-statutory fee to be charged by LACO for surrender cases (other than for cases granted under the NT Small House policy) where the total number of lots to be surrendered exceeds 100 will now be calculated on the basis of recovering the cost to Government of providing the service. These larger cases are relatively uncommon and almost invariably arise out of large land exchange transactions.

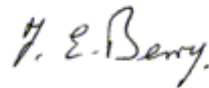
LACO will demand the payment of the standard fee of \$15,250 in all surrender cases (other than for cases granted under the NT Small House policy) following receipt of applications. If it happens that the total number of lots to be surrendered in the transaction ultimately exceeds 100, then LACO will demand any balance of the LACO fee representing the difference between the cost to Government of providing its services and \$15,250 when the binding basic terms offer for the exchange transactions is issued.

Please also note that the standard fee at Item (E) on the Appendix to LACO CM No. 43 has been deleted as it is no longer a requirement to sign an agreement where the apportioned premium has been paid in a lump sum.

The standard fee at Item (F) on the Appendix to LACO CM No. 43 has also been approved to be deleted.

LACO CM Nos. 43, 43C and 43D are hereby cancelled.

— Copies of this Circular Memorandum with its Appendix may be downloaded from the Lands Department website at www.landsd.gov.hk.



(T E Berry)
Deputy Director/Legal
for Director of Lands

To : All Solicitors

c.c. Consumer Council

The Real Estate Developers Association of Hong Kong

The Hong Kong Institute of Surveyors

The Hong Kong Institute of Architects

The Hong Kong Association of Banks

The Hong Kong Institute of Real Estate Administration

b.c.c. LACO/HQ/171 Pt. IX

LACO 2/316/55 Pt. V

STA (Attn.: Mr K C Kwok)

SHPL

SCS

S for Tsy.

SES/TI

SLS/TI

AD/EM

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Appendix

<u>Description</u>	<u>Rate with effect from 15.5.2006</u>
(A) <u>Lands Department Consent Scheme Fees</u>	
(1) Consent to agreement for sale and purchase	22,400
(2) Consent to assignment, deed of exchange, etc.	19,600
(3) Consent to tenancy agreement	2,960
(4) Consent to building mortgage/charge	6,580
(5) Consent to further building mortgage/charge	4,360
(6) Consent to amendment to approved form of agreement for sale & purchase, deed of mutual covenant, etc.	4,550
(7) Consent to deed of variation of approved building mortgage and/or further charge	5,400
(8) Approval of deed of mutual covenant	71,700
(9) Approval of sub-deed of mutual covenant, supplementary deed of mutual covenant or separate management agreement	24,050
(10) Approval of lease for communication network areas	7,750
(11) Reinstatement of consent to agreement for sale and purchase to sell uncompleted units before compliance, which has been suspended or cancelled for any reason	26,800
(B) <u>Government Lease Fees</u>	
(1) Preparation, signing and issue of Government lease & counterpart	39,950
(2) Surrender of Government lease or other tenancy from the Government (except in exchange for a new grant of land for N.T. Small House cases) for cases of 1-100 lots (Note)	15,250
(3) Surrender of Government lease or other tenancy from the Government in exchange for a new grant of land for N.T. Small House cases	6,100

<u>Description</u>	<u>Rate with effect from 15.5.2006</u>
(C) <u>Government Built Housing Schemes Administrative Fees</u>	
(1) Underlease	2,770
(2) Deed of surrender	2,330
(3) Mortgage/legal charge	2,350
(4) Reassignment	1,300
(5) Deed of variation of underlease	1,570
(6) Deed of release	1,790
(7) Deed of disclaimer	1,490
(8) Undertaking	1,780
(9) Nomination of beneficial successor	985
(10) Appointment of appointed guardian	715
(11) Transfer of title to civil servant – assignment	2,200
(12) Transfer of title to civil servant – legal charge	1,990
(13) Transfer of title to civil servant – discharge of legal charge	1,660
(D) <u>Cooperative Building Societies Administrative Fees</u>	
(1) Mortgage	1,830
(2) Reassignment	1,230
(3) Transfer of title to civil servant – assignment	2,170
(4) Transfer of title to civil servant – legal charge	1,500
(5) Transfer of title to civil servant – discharge of legal charge	1,130

Note : Fee for surrender of Government lease or other tenancy from the Government (except in exchange for a new grant of land in N.T. Small House cases) for cases with over 100 lots will be charged on an individual case basis to recover the cost to the Government of providing the service.