

LSA CIRCULAR 3/95

Land Survey Ordinance 1995

Land Boundary Plans for Division of Land

There was a claim by some private practice land surveyors that the Land Registry would reject plans submitted by them if the surveyed area in the plan differs from the registered area by more than 0.01 acre. This matter was referred to the Land Registry who has confirmed that such was not the case. The Land Registry's reply is quoted in full as follows for your reference:-

"I think you have been misinformed.

2. The Land Registry does not refuse or reject land documents for registration as described in your paragraph 1.
3. It was the practice of some of our New Territories Land Registries, out of cautiousness and goodwill, to draw to the attention of the private land surveyors concerned discrepancies in area between the submitted plans and the relevant land Registry records, but never to refuse registration for reasons of the discrepancies. This practice has been stopped."
4. PPLSs can draw attention to the reply by the Land Registry if members of the legal profession claim that the plans will be rejected if surveyed areas are different from the registered areas.