



## Lot Index Plan

### A Quick Reference for Identification of Lots in the New Territories

#### Purpose

The Survey and Mapping Office of the Lands Department is responsible for the maintenance of land boundary records in Hong Kong. To facilitate the identification of the **approximate** location of lots, the Survey and Mapping Office has included the provision of Lot Index Plan as one of its services. This information fact sheet aims to let plan users understand better the characteristics and limitations of the Lot Index Plan in the light of the historical development of the keeping of the land boundary records of the New Territories by the Lands Department.

#### Lot Index Plan (LIP)

Updating is done for the LIP from time to time with reference to the latest land boundary and topographic information. The following introduces its components, source information and limitations:

- (i) LIP consists of two components – land boundary information extracted from land grant documents/old land boundary records and topographic information extracted from up-to-date basic maps (also known as “survey sheet”);
- (ii) LIP is a quick reference for identification of the approximate location of lot boundaries in relation to physical features on the ground. It is not a definitive record of the precise boundaries of the lots;
- (iii) The boundaries of the “old lots” in the New Territories (which include the Old Schedule lots granted under the Block Government Lease and the Old “New Grant Lots” as described in the paragraphs below) and their subdivisions as shown on the LIP are drawn from plans attached to the relevant land grant/subdivision documents through desktop exercise (called “Correlation”) without title check or field verification;

- (iv) The land boundary information shown on the LIP may be revised when new or better land boundary information becomes available (e.g. from title checks, field verifications or land boundary surveys, and on completion of land disposals, land exchanges, land resumptions, land subdivisions, etc.) ; and
- (v) The topographic information shown on the LIP is updated from time to time when changes of physical features on the ground are detected and surveyed.

#### Background

Land parcels in the New Territories are each assigned with a lot number and their boundaries are shown graphically on the grant plans. But these grant plans are not precise enough for identifying the lot boundaries which originally followed some physical details on ground. Over the years, some of these physical details might have changed, thereby making the lot boundary identification even more difficult.

In most areas reconciliation of the lot boundaries to match details on contemporary survey sheets has been carried out by the Government but this is done primarily for internal land administrative purposes. To meet the growing demand of the public for boundary identification, boundary identification sheets (now known as Lot Index Plan) have been made available for sale at the map sales centres of the Survey and Mapping Office since 1987.

#### Historical Land Boundary Records

The history of land boundary records in the New Territories can be traced back to the period from 1899 to 1904 when a survey was carried out in the New Territories by the surveyors from India using relatively simple methods. This survey resulted in the production of about 600 map sheets of relatively small scale known as the Demarcation District (DD)

Sheets. These sheets show individual lot boundaries but without any grid reference to facilitate locating them on the ground. In the late 1950s, surveys using better methods produced a series of survey sheets which showed the ground features but without any land boundary information. These two sources of information have to be reconciled so as to enable the identification of the boundaries of land parcels in relation to the up-to-date ground features. This exercise is known as “Correlation”. An extract from a DD sheet, the corresponding area as shown on an old survey sheet, the correlated sheet representation and changes as reflected on the LIP are shown on next page.

The following paragraphs detail the attributes of these land boundary records that explain the limitations of the LIP.

## DD Sheets

These were record sheets prepared at a scale of 16 inches or 32 inches to the mile (i.e. 1/3960 or 1/1980 respectively) to depict the situation of land occupation at the time of survey. The survey was carried out primarily for the purpose of land ownership identification and rent assessment. Boundaries were shown graphically without any dimension. The accuracy of these sheets was relatively low, as a higher order of accuracy was not required for the original purpose.

Areas of lots were scaled off the DD sheets and the smallest unit of 0.01 acre was adopted for recording purposes. Even disregarding the possible scaling off error in the area determination, the rounding off error itself would amount to a certain degree of discrepancy, particularly in the case of land parcels smaller than 0.01 acre where areas were still recorded as 0.01 acre. It follows that any attempt to convert such unit area of 0.01 acre to 435.6 square feet (or the equivalent in square metres) is bound to create false accuracy in the area measurement.

## Old “New Grant Lots”

Subsequent to the survey in the period 1899-1904, all unclaimed land was declared to be Crown Land (now known as Government Land) and later selected areas were disposed of by public auction or direct sale as New Grant Lots. Often no survey was carried out for these land grants nor were these lots recorded properly on the record sheets. The boundary information and the areas of these lots could be even less accurate than those lots granted under Block Government Lease (formerly known as Block Crown Lease). This method of land grant continued until the early 1960s. An example of a grant plan of an old “New Grant Lot” is shown on next page.

## Section Boundaries

In the past, many of the lots were subdivided according to the wish of the owners. The usual practice was to effect the subdivision purely on paper and therefore any error inherent in the original lot would be perpetuated in the subdivision plan. The situation was further complicated through the recording of these subdivision areas to the smallest unit of 0.01 acres. This gave rise to cases where a small lot with a recorded area of 0.01 acre could be split into two or more subdivisions, each of which would then be given a recorded area of 0.01 acre. Such situation continued until the Land Survey Ordinance came into operation in 1996.

## Correlation Exercise and Correlated Boundaries

The exercise is to correlate those less precise and even uncertain lot boundaries in graphical form with the properly surveyed lots and map features so as to produce a set of LIP for the identification of the general location of land parcels. In no way can the correlation exercise improve upon the accuracy and precision or rectify the error, if any, of the graphical lot boundaries of these old lots.

Correlated boundaries and in particular subdivision boundaries, must not be interpreted as definitive. They are both subject to survey. Furthermore, areas of lots should also be treated with similar caution. Areas scaled off from these boundaries can be significantly different from the registered areas.

The only way to determine lot boundary is by conducting a proper land boundary survey.

**Note :** The Lands Department reserves the right to revise the correlated boundaries shown on Lot Index Plan when better boundary evidences are available. A **disclaimer** is printed on Lot Index Plan to make its users aware that the information on Lot Index Plan may be revised without prior notification. Authorized Land Surveyors registered under the Land Survey Ordinance should be employed to define the precise boundaries of lots or be consulted on problems relating to lot boundaries.

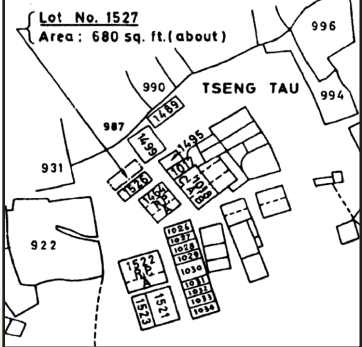
### 1. D.D. Sheet



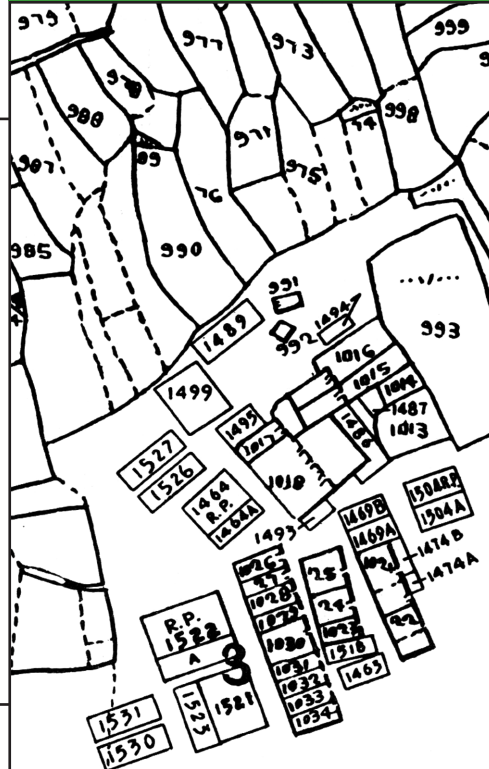
### 2. New Grant Lot

#### PROPOSED LEASE

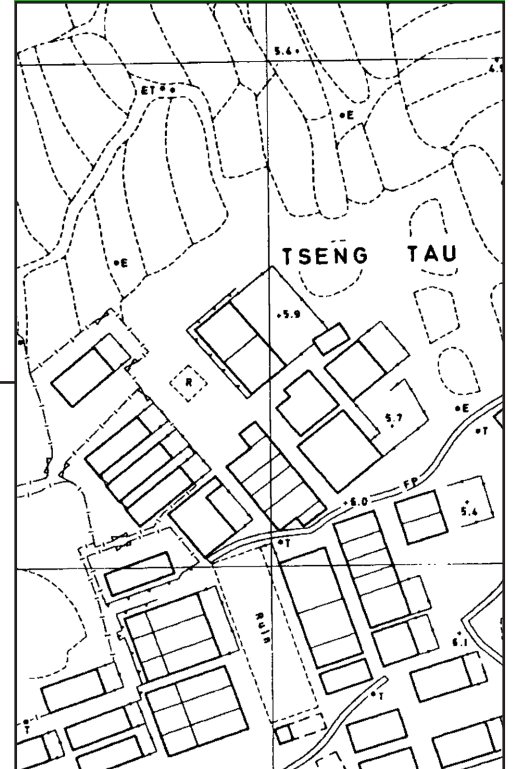
Lot No. 1527 in D. D. 165



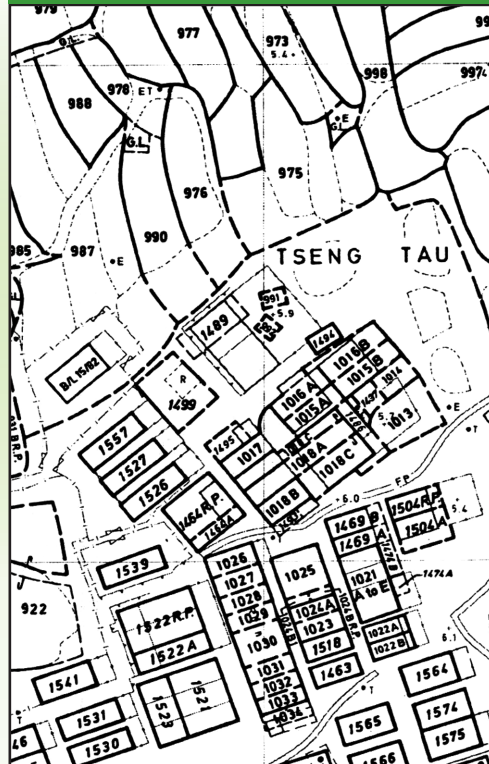
### 3. D.D. Enlargement



### 4. Survey Sheet



### 5. Correlated Sheet



### 6. Updated Boundary Information

### 7. Updated Map Information

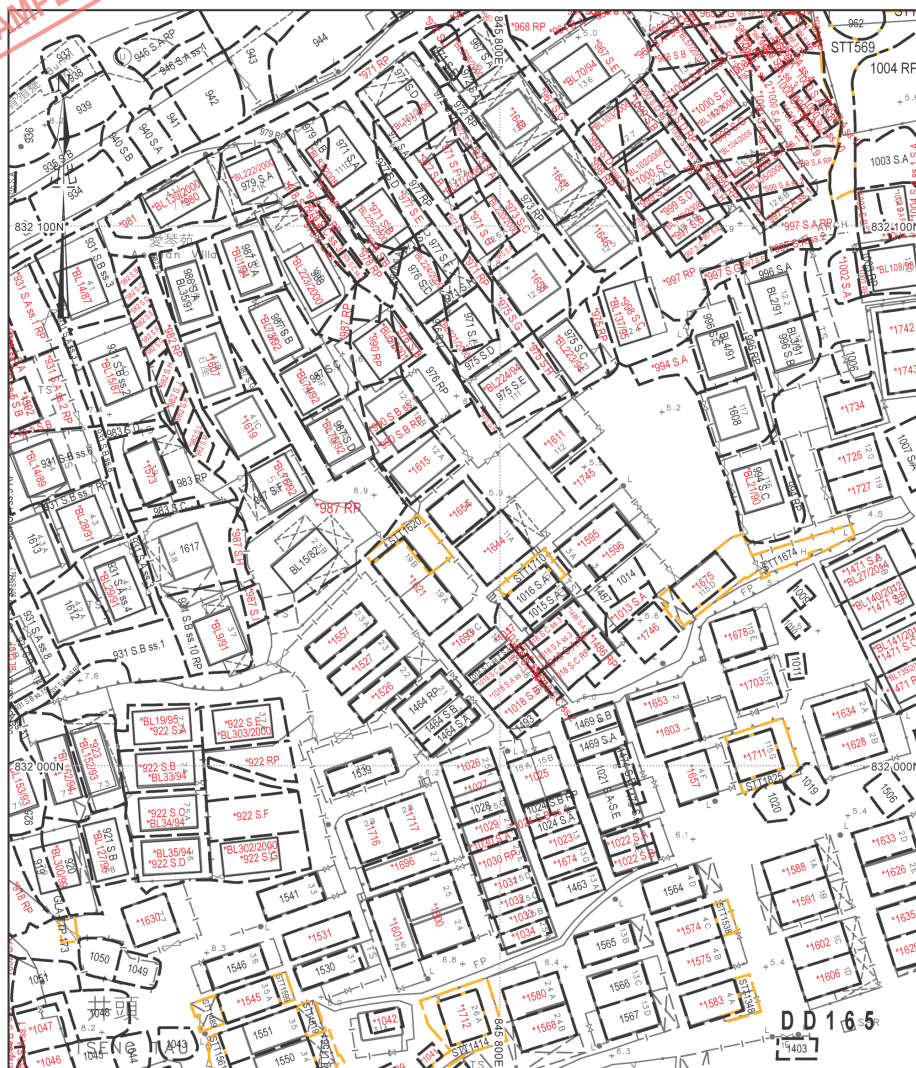
### 8. See overleaf for a Lot Index Plan



## 8. Lot Index Plan with Latest Boundaries and Map Information

**SAMPLE**

### 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000  
metres 10 0 10 20 30 40 50 metres



Locality : Tai Po

Lot Index Plan No. : Test200604180059

District Survey Office : Land Information Centre

Date : 04-Jun-2020

Reference No. : 8-NW-16A, 8-NW-16B

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**Explanatory notes :** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

**Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

#### Map Sales Outlet

#### Address

Map Publications Centre, Hong Kong

6/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

Map Publications Centre, Kowloon

382 Nathan Road, Yau Ma Tei, Kowloon

District Survey Office, North

5/F, North District Government Offices, 3 Pik Fung Road, Fanling, N.T.

District Survey Office, Yuen Long

2 Yuen Ching Road, Yuen Long, N.T.



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