Question Serial No. 6663

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

The number of applications for lot division has shown a downward trend in recent years. Please provide details of the approval processes and criteria for lot division applications and the expenditure on staff involved in the processing work.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2056)

Reply:

According to the Land Survey Ordinance (Cap. 473), any deed, conveyance or other instrument in writing executed after the commencement of the Ordinance, effecting a division of any land and delivered into the Land Registry (LR) for registration under the Land Registration Ordinance (Cap. 128), shall be accompanied by a land boundary plan. The Authorized Land Surveyor (ALS) who certifies the land boundary plan of the division shall deposit with the Land Survey Authority (LSA) a duplicate of the land boundary plan and survey record plan of the relevant land boundary survey no later than seven days after the lot division instrument has been delivered into the LR for registration. Upon receipt of a duplicate of the land boundary plan and the survey record plan of a lot division deposited by the ALS, the LSA would check if the submissions are in compliance with the Code of Practice approved under Cap. 473. The LSA may by notice in writing require an ALS to amend the plans so deposited in such a manner which complies with the Code of Practice.

A total of seven staff holding civil service posts, involving an expenditure of around $4.6 million in the financial year of 2019-20, are directly engaged in the above-mentioned compliance checking of land boundary plans and survey record plans submitted by ALS. They also handle other duties related to the administration of Cap. 473, including the
appointment of the Land Surveyors Registration Committee, examination and verification of the qualification of persons who apply for registration and renewal of registration as ALS, and establishment and maintenance of the ALS Register.

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