

土地注册处概览

The Land Registry AT A GLANCE



土地注册处营运基金是在商业原则下按自负盈亏的基准运作，须达致与政府所协定按固定资产平均净值计算的回报率。营运基金的年报及经审计署署长认证的财务报表，每年均须提交香港特别行政区立法会省览。

Operating on a self-financing basis under commercial principles, the Land Registry Trading Fund (LRTF) is required to achieve a return on the average net fixed assets employed as agreed with the Government. The LRTF's Annual Report and the financial statements certified by the Director of Audit must be tabled in the Legislative Council of the Hong Kong Special Administrative Region each year.

理想、使命、信念及职能

VISION, MISSION, VALUES AND FUNCTIONS

我们的理想

我们竭尽所能，凡事做到最好。

Our Vision

To be the best in all that we do.

我们的使命

- 确保为客户提供稳妥方便的土地注册和资讯服务。
- 开发人力资源、发展资讯科技、优化服务环境，确保为客户提供高效及优质服务。
- 与时俱进，提倡及循序落实香港土地业权注册制度。

Our Mission

- To ensure secure, customer friendly land registration and information services.
- To develop our human resources, information technology and service environment so as to ensure improvement in service quality and value to our customers.
- To advocate reform of Hong Kong's land registration system through introduction of land title registration system.

我们的信念

- **持平守正**
以至诚的态度及操守接待客户及工作伙伴。
- **追求卓越**
一丝不苟，力臻完美。
- **诚挚尊重**
竭诚尊重和信任客户及工作伙伴。
- **积极学习**
与客户、工作伙伴和海内外同业紧密联系、交流学习，为社会提供更佳服务。

Our Values

- **Integrity**
To customers, partners and colleagues, we observe the highest ethical standards.
- **Excellence**
We aim to excel in all that we do.
- **Respect**
We show respect and trust to our customers, partners and colleagues.
- **Learning**
We learn constantly from each other, from our partners, customers and comparable organisations elsewhere how to provide better services to the community.

我们对香港的价值

- 香港有超过半数家庭是物业的注册业主。
- 截至2025年3月，银行及金融机构以注册土地和物业作抵押的贷款约为35,280亿港元。
- 2024/25年度查阅注册资料逾500万宗。
- 超过135个政府部门和机构使用土地注册处的资料进行物业交易、物业管理、规划研究以至执法等工作。
- 土地注册资料显示的物业交易可追溯至1844年，乃香港经济和社会历史的重要资料宝库。

职能

土地注册处的主要职能如下：

- 按照《土地注册条例》(第128章)及《土地注册规例》(第128A章)的规定，备存土地登记册及相关的土地纪录，以执行土地注册制度；
- 为市民提供查阅土地登记册及其他土地纪录的设施；
- 向政府部门及机构提供物业资料；以及
- 按照《建筑物管理条例》(第344章)的规定，处理业主立案法团的注册申请及备存法团登记册。

Our Value to Hong Kong

- Over half of all Hong Kong families are registered property owners.
- Banks and financial institutions loaned about HK\$3,528 billion as at March 2025 against the security of registered land and property.
- Over five million searches of registered information took place in 2024/25.
- Over 135 Government departments and agencies use the Land Registry's (LR's) information for purposes ranging from property transactions, property management, planning studies to law enforcement.
- Registered information traces back to 1844, providing essential resources on the economic and social history of Hong Kong.

Functions

The LR's main functions are to:

- administer a land registration system by maintaining a land register and related land records under the Land Registration Ordinance (Cap. 128) and Land Registration Regulations (Cap. 128A);
- provide the public with facilities for search of the land register and other land records;
- provide Government departments and agencies with property information; and
- process applications for incorporation of owners and maintain a register of corporations under the Building Management Ordinance (Cap. 344).



组织架构图

(截至2025年3月31日)

ORGANISATION CHART

(as at 31 March 2025)



管理层团队 MANAGEMENT TEAMS



土地注册处处长及各科主管 THE LAND REGISTRAR AND BRANCH HEADS

- | | |
|---|---|
| 1 谭惠仪女士，JP (土地注册处处长)
Ms Joyce TAM, JP (Land Registrar) | 3 李德伟先生 (副首席律师)
Mr Eric LEE (Deputy Principal Solicitor) |
| 2 梁慧娴女士 (土地注册处经理)
(生效日期为2025年1月28日)
Ms Alice LEUNG (Registry Manager)
(With effect from 28 January 2025) | 4 陈肖玲女士 (业务经理)
Ms Javy CHAN (Business Manager) |



契约注册及部门服务科

DEEDS REGISTRATION AND DEPARTMENTAL SERVICES BRANCH

- | | |
|--|---|
| 1 梁慧娴女士(土地注册处经理)
(生效日期为2025年1月28日)
Ms Alice LEUNG (Registry Manager)
(With effect from 28 January 2025) | 6 黄嘉敏女士(副土地注册处经理)
(生效日期为2025年1月2日)
Ms Carmen WONG (Deputy Registry Manager)
(With effect from 2 January 2025) |
| 2 陈文仲先生(副土地注册处经理)
(生效日期为2025年1月28日)
Mr Benson CHAN (Deputy Registry Manager)
(With effect from 28 January 2025) | 7 刘少雯女士(副土地注册处经理)
Ms Eva LAU (Deputy Registry Manager) |
| 3 马秀文女士(副土地注册处经理)
Ms Delphine MA (Deputy Registry Manager) | 8 王慧芳女士(副土地注册处经理)
Ms Evian WONG (Deputy Registry Manager) |
| 4 钟洁慧女士(部门主任秘书)
(生效日期为2024年9月26日)
Ms Cherrie CHUNG (Departmental Secretary)
(With effect from 26 September 2024) | 9 麦振威先生(高级系统经理)
Mr Andrew MAK (Senior Systems Manager) |
| 5 霍伟勤女士(高级系统经理)
Ms Emily FOK (Senior Systems Manager) | 10 关绍君先生(副土地注册处经理)
(生效日期为2025年7月7日)
Mr Alvin KWAN (Deputy Registry Manager)
(With effect from 7 July 2025) |
| | 11 邓慧颖女士(副土地注册处经理)
(生效日期为2024年11月25日)
Miss Cynthia TANG (Deputy Registry Manager)
(With effect from 25 November 2024) |



法律事务科 LEGAL SERVICES BRANCH

- | | |
|---|--|
| 1 李德伟先生 (副首席律师)
Mr Eric LEE (Deputy Principal Solicitor) | 4 叶健辉先生 (高级律师)
Mr David IP (Senior Solicitor) |
| 2 黄颂诗女士 (助理首席律师)
(生效日期为2025年3月31日)
Ms Joyce WONG (Assistant Principal Solicitor)
(With effect from 31 March 2025) | 5 陆钧韦先生 (高级律师)
Mr Wesley LUK (Senior Solicitor) |
| 3 许鹰硕先生 (高级律师)
Mr Stanley HUI (Senior Solicitor) | 6 李宝君女士 (高级律师)
Ms Shirley LEE (Senior Solicitor) |
| | 7 林佩珊女士 (高级律师)
Miss Tracy LAM (Senior Solicitor) |



财务科 FINANCIAL SERVICES BRANCH

1 陈肖玲女士 (业务经理)
Ms Javy CHAN (Business Manager)

2 何静婷女士 (副业务经理)
Ms Candy HO (Deputy Business Manager)

3 蔡绣文女士 (副土地注册处经理)
Ms Ella TSOI (Deputy Registry Manager)