

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，须达至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，每年均须依法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 are required by law to be tabled in the Legislative Council of the Hong Kong Special Administrative Region each year.

信念及职能

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2026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34,990亿港元。
- 2025/26年度查阅注册资料逾500万宗。
- 超过140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。

VALUES AND FUNCTIONS

Our Value to Hong Kong

- Over half of all Hong Kong families are registered property owners.
- Banks and financial institutions loaned about HK\$3,499 billion as at March 2026 against the security of registered land and property.
- Over five million searches of registered information took place in 2025/26.
- Over 140 Government departments and agencies use the Land Registry (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2026年3月31日)

ORGANISATION CHART

(as at 31 March 2026)



首长级团队 DIRECTORATE TEAM



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

① 陆嘉健先生，JP（土地注册处处长）
（生效日期为2025年11月6日）
Mr Bruno LUK, JP (Land Registrar)
(With effect from 6 November 2025)

② 梁慧娴女士（土地注册处经理）
Ms Alice LEUNG (Registry Manager)

③ 李德伟先生（副首席律师）
Mr Eric LEE (Deputy Principal Solicitor)

④ 陈肖玲女士（业务经理）
Ms Javy CHAN (Business Manager)