

土地註冊處概覽

THE LAND REGISTRY AT A GLANCE





土地註冊處營運基金是在商業原則下按自負盈虧的基準運作，須達至與政府所協定按固定資產平均淨值計算的回報率。營運基金的年報及經審計署署長認證的財務報表，每年均須依法提交香港特別行政區立法會省覽。

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.

信念及職能

我們對香港的價值

- 香港有超過半數家庭是物業的註冊業主。
- 截至2026年3月，銀行及金融機構以註冊土地和物業作抵押的貸款約為34,990億港元。
- 2025/26年度查閱註冊資料逾500萬宗。
- 超過140個政府部門和機構使用土地註冊處的資料進行物業交易、物業管理、規劃研究以至執法等工作。
- 土地註冊資料顯示的物業交易可追溯至1844年，乃香港經濟和社會歷史的重要資料寶庫。

職能

土地註冊處的主要職能如下：

- 按照《土地註冊條例》（第128章）及《土地註冊規例》（第128A章）的規定，備存土地登記冊及相關的土地紀錄，以執行土地註冊制度；
- 為市民提供查閱土地登記冊及其他土地紀錄的設施；
- 向政府部門及機構提供物業資料；以及
- 按照《建築物管理條例》（第344章）的規定，處理業主立案法團的註冊申請及備存法團登記冊。

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:

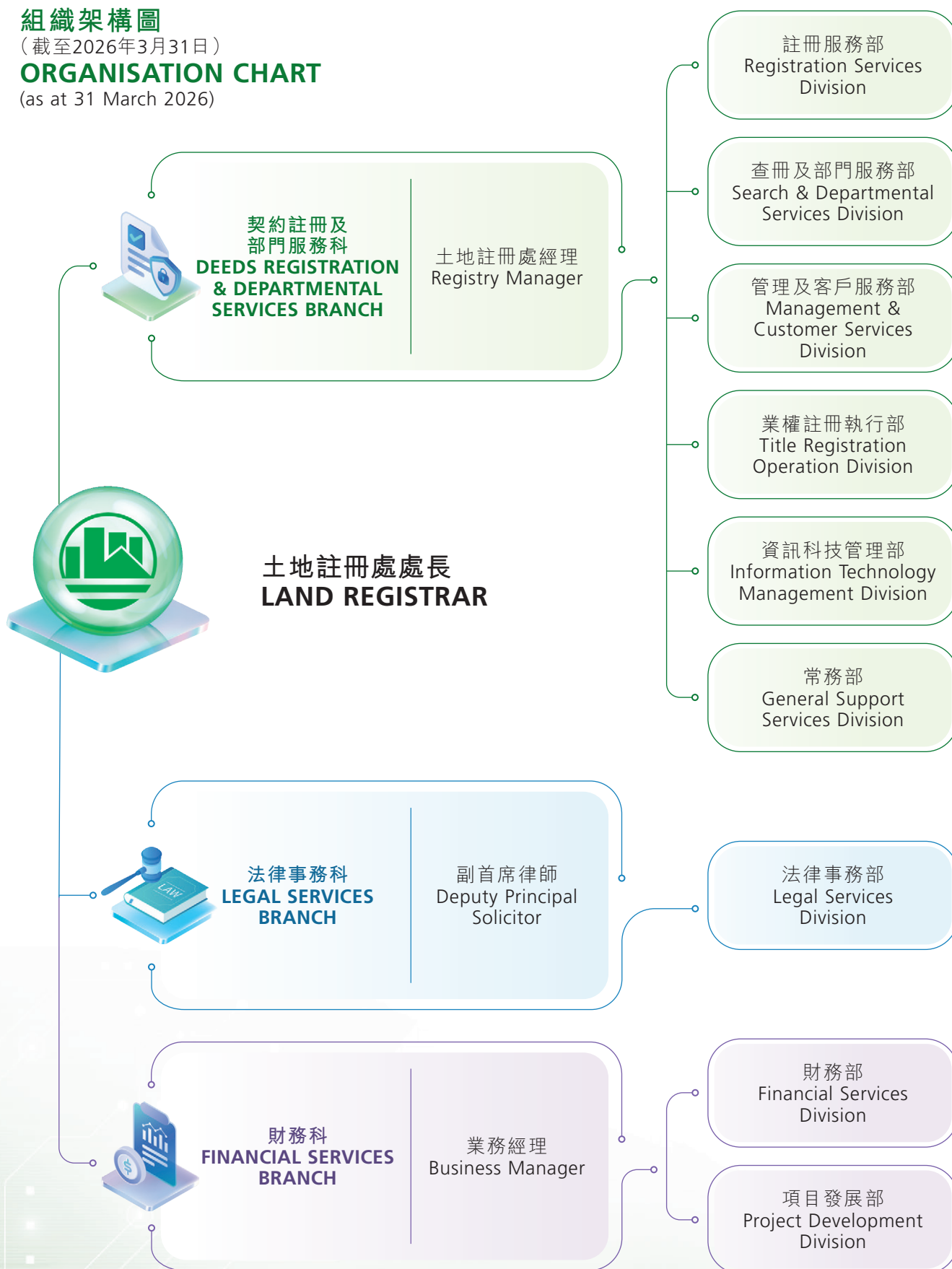
- administer a land registration system by maintaining a land register and related land records under the Land Registration Ordinance (Cap. 128) and Land Registration Regulations (Cap. 128A);
- provide the public with facilities for search of the land register and other land records;
- provide Government 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).

組織架構圖

(截至2026年3月31日)

ORGANISATION CHART

(as at 31 March 2026)



首長級團隊 DIRECTORATE TEAM



土地註冊處處長及各科主任 THE LAND REGISTRAR AND BRANCH HEADS

① 陸嘉健先生，JP（土地註冊處處長）
（生效日期為2025年11月6日）
Mr Bruno LUK, JP (Land Registrar)
(With effect from 6 November 2025)

② 梁慧嫻女士（土地註冊處經理）
Ms Alice LEUNG (Registry Manager)

③ 李德偉先生（副首席律師）
Mr Eric LEE (Deputy Principal Solicitor)

④ 陳肖玲女士（業務經理）
Ms Javy CHAN (Business Manager)