



The Land Registry

The Government of the Hong Kong Special Administrative Region

Land Registry News



Service Updates

Title Registration

With the aim of implementing title registration on new land first, the Registration of Titles and Land (Miscellaneous



Amendments) Bill 2025

(Bill) was submitted to the Legislative Council (LegCo) in March 2025. The Bill proposes to amend over 70 enactments (including the Land Titles Ordinance (LTO) and the Land Registration Ordinance)

and is now being scrutinised by the LegCo. If the Bill is passed by the LegCo in 2025, it is expected that the title registration on new land will be implemented in the first half of 2027.



In parallel, to help key stakeholders and industry practitioners understand the Bill and the key features of the new system, the Land Registry (LR) has conducted several virtual and physical briefing sessions on the

Bill. Over 600 representatives from public and private sectors, including members from the LTO Steering Committee, Title Registration Education Committee as well as legal and banking industry, joined the briefings.



Revisions to the Statutory Fees for Registration Services under the Land Registration Ordinance (Cap. 128)

Pursuant to the Land Registration Fees (Amendment) Regulation 2025 which was published in the Gazette on 16 May 2025, the fees prescribed under the Schedule to the Land Registration Fees Regulations (Cap. 128B) for registration services provided by the LR shall be amended and will come into effect by three phases on 16 July 2025, 1 July 2026 and 1 July 2027. Details are given below:

Fees in the Schedule to the Land Registration Fees Regulations (Cap. 128B)	Existing Fees (\$)	Revised Statutory Registration Fees (\$)		
		Effective on 16 July 2025	Effective on 1 July 2026	Effective on 1 July 2027
1. Registration of any instrument (except as hereinafter specifically mentioned) whereby the legal or equitable estate in any property, or in any share or interest in any property, is assigned, conveyed, settled, partitioned, mortgaged, charged, reassigned, discharged, released or otherwise transferred including any instrument exempted from stamp duty under section 46 of the Stamp Duty Ordinance (Cap. 117)— Where the amount or value of the consideration or value of the property or share or interest affected— (a) does not exceed \$750,000 (b) exceeds \$750,000	\$230 \$450	\$265 \$520	\$305 \$605	\$355 \$700
2. Registration of any agreement for sale and purchase or for mortgage	\$210	\$280	\$375	\$510
3. Registration of any lease, agreement for a lease, or renewal or surrender of a lease	\$210	\$280	\$375	\$510
5. Registration of any probate, letters of administration, deed of appointment of new trustees, lis pendens, writ of foreign attachment, judgment, decree, prohibitory order, or other order of Court, certificate of satisfaction of a judgment or of dissolution of a writ of foreign attachment, or any other instrument whatsoever not otherwise specifically mentioned in this Schedule	\$210	\$280	\$375	\$510
6. Registration of any instrument whereby any charge or mortgage, whether legal or equitable, on any property or on any share or interest in any property is assigned or transferred— per 100 charges or mortgages or part thereof assigned or transferred	\$2,000	\$2,660	\$3,540	\$4,750



Integrated Registration Information System (IRIS) Enhancements

Since April 2025, the following enhancements have been introduced to the IRIS to enhance user experience and system efficiency:

“iAM Smart” Enhancements

- added the new “Featured Service” for Search Land Register to the “iAM Smart” mobile app;
- streamlined the workflow for “iAM Smart” customer authorisation; and
- presented “iAM Smart” as the preferred option on the login page.

Please select the user type below

Ad hoc user <input type="checkbox"/> Login with “iAM Smart” <input checked="" type="radio"/> Normal login  (Please click  to refresh the image if it is unclear.) Please enter the characters of the image: <input type="text"/>	Subscriber <input type="checkbox"/> Login with “iAM Smart” <input type="radio"/> Normal login <input type="radio"/> Login with digital certificate (pre-registration required)
--	--

IRIS Online Services is not intended for automatic retrieval or downloading of data. Any form of automatic retrieval or downloading of data or attempts thereof by whatever means (including computer program or otherwise) is strictly prohibited. Please refer to Clause 18 of the “Terms and Conditions”.

[Continue](#) [Clear](#)

e-Receipt for Online Transactions

- e-Receipt is available for all transaction types. Customers may opt for receiving e-Receipt by email at the “Acknowledgement” page.



The Land Registry
The Government of the
Hong Kong Special Administrative Region

Integrated Registration Information System (IRIS) Online Services

   100%   Login

Search Search Land Register Search PRN Search Unposted Memorial List/ Information Order Land Document Enquire Go To Order List Help Message Mobile Version Useful Links	Acknowledgement Payment Details Order Creation Date/Time: 26/04/2025 10:24 Payment Transaction No.: TN2504260015007 Payment Method: JCB Total Payment Amount (HK\$): 10.00 Customer Information: Searcher Name: CHAN TAI MAN Contact Person Name: 陳大文 Contact Person Phone No.: 98765432 Search Unposted Memorial Information <table border="1"><thead><tr><th>Order No.</th><th>Memorial No.</th><th>Nature of</th></tr></thead><tbody><tr><td>ESN250426000009</td><td>24112001310013</td><td>ASSIGNMENT</td></tr></tbody></table> <p>Total No. of Orders for Unposted Memorial Information: 1</p> <p>Total No. of Orders: 1</p>	Order No.	Memorial No.	Nature of	ESN250426000009	24112001310013	ASSIGNMENT	e-Receipt by Email Email Address: chantaiman@gmail.c Confirm Email: chantaiman@gmail.c Confirm Cancel	<table border="1"><thead><tr><th>Lot</th><th>Total Fee (HK\$)</th><th>Delivery Method</th></tr></thead><tbody><tr><td>IF INLAND LOT NO. 2617 THE REMAINING IF INLAND LOT NO. 2626</td><td>10.00</td><td>Click here for viewing (HTML)</td></tr><tr><td>Total:</td><td>10.00</td><td></td></tr></tbody></table>	Lot	Total Fee (HK\$)	Delivery Method	IF INLAND LOT NO. 2617 THE REMAINING IF INLAND LOT NO. 2626	10.00	Click here for viewing (HTML)	Total:	10.00	
Order No.	Memorial No.	Nature of																
ESN250426000009	24112001310013	ASSIGNMENT																
Lot	Total Fee (HK\$)	Delivery Method																
IF INLAND LOT NO. 2617 THE REMAINING IF INLAND LOT NO. 2626	10.00	Click here for viewing (HTML)																
Total:	10.00																	

Important: Please print, save or receive by email the Acknowledgement Page for future reference and communication with the Land Registry. For orders collected at counter, you must present this Acknowledgement Page or electronic payment receipt for collection of orders.

To print the land register, please set the orientation to landscape.

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the title to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

Maximum Plan Size > Maximum size value among all plans involved for the document, can be either A4, A3, A0, >A0. However, for order delivered by Mail or Counter Collection, Plan with Plan Size A3, A0 or > A0 will be reduced to A4 size for the order if B/W Plain version is selected.

Chatbot for IRIS Online Services – “Tindy” (「田妮」)



On 28 April 2025, our chatbot Tindy (「田妮」) was launched at the **IRIS Online Services website** to assist in answering general enquiries on land search service.

The chatbot’s name “Tindy” originates from the LR’s Chinese name (「『田』土廳」 and 「土『地』註冊處」). The chatbot is built with Artificial Intelligence and Natural Language Processing technologies in the trilingual languages (Traditional Chinese, Simplified Chinese and English).

Use of Application Programming Interface (API) for Land Search Services and e-Alert Notifications

The LR has been collaborating with the Hong Kong Monetary Authority (HKMA) and the Digital Policy Office (DPO) to develop API services for Authorized Institutions (AIs) under the Banking Ordinance (Cap. 155) through the secure digital gateway of the Commercial Data Interchange of the HKMA and the Consented Data Exchange Gateway of the DPO.

The API services enable AIs to access our up-to-date land and ownership information in a direct and machine-readable manner so as to automate their work processes.

Two API services for AIs were launched as follows:

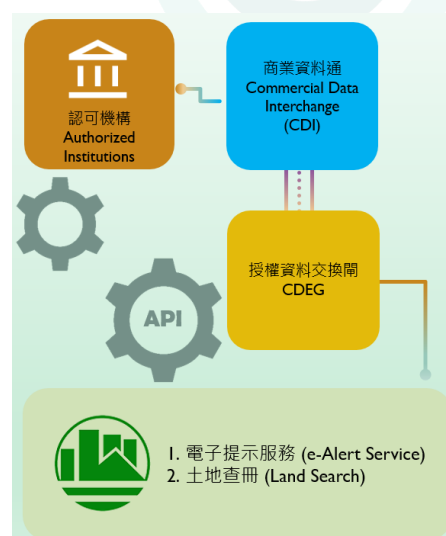
e-Alert Service API on 28 March 2025

Subscriber AIs are provided with an additional means to receive the e-Alert notifications when further charge/mortgage documents are lodged for registration against the related land registers.

Land Search API on 28 April 2025

The Land Search API offers an additional channel for subscriber AIs to order digital copies of land records (including land registers and imaged land documents) through API upon payment of the prescribed search fees.

Interested to know more about the new API services?



Service Type	Hotline	Email
e-Alert Service API	3521 1900 (press “1” after selecting the language)	e-Alert-ai@landreg.gov.hk
Land Search API	3105 0000 (press “2” > “1” after selecting the language)	shd2@landreg.gov.hk

Sale of Street Index (SI) (57th edition) and New Territories Lot/Address Cross Reference Table (CRT) (26th edition)

The latest editions of the SI and CRT were released for sale on 30 April 2025. They are useful tools to help customers correlate property addresses, building names or lot numbers for conducting land searches.

The price of the SI and CRT on compact disc is HK\$370 each. The respective licence fees are HK\$2,960 for a computer network linked to less than 50 terminals and HK\$5,920 if linked to 50 terminals or more. You can obtain the information leaflets and order forms [here](#).



The SI and CRT are also available online on the [LR website](#) for free browsing. Both publications are also accessible through the hyperlink on the [IRIS Online Services website](#).

Events and Activities

2025 Voter Registration Campaign

Mr CHAN Kwok-ki, the Chief Secretary for Administration, Mr Clement WOO, the Acting Secretary for Constitutional and Mainland Affairs, and Mr Clement LEUNG, the Permanent Secretary for the Civil Service, together with representatives from the four civil service central consultative councils, jointly visited our Customer Centre and office at the Queensway Government Offices on 13 May 2025 for voter registration campaign.



Accompanied by the Land Registrar and Registry Manager, the team officials distributed leaflets on voter registration and updates of particulars to visitors and our staff members, appealing them to actively register as voters or submit applications for change of particulars on or before the statutory deadline of 2 June 2025 to fulfill their civic responsibility.



Visit to the Chinese People's Liberation Army (PLA) Hong Kong Garrison Exhibition Center

On 1 April 2025, around 50 staff members led by the Land Registrar visited the PLA Hong Kong Garrison Exhibition Center at Ngong Shuen Chau Barracks. The group was guided through the exhibition themed “Dreams of the East” with three thematic exhibition halls, namely “The Chinese Dream”, “The Dream of a Strong Military” and “The PRC HK Garrison”, and the weaponry and equipment area.

Through the precious historic photos, cultural relics and models of modernised weaponry of the PLA, the group witnessed the remarkable achievements of our country, gained an in-depth understanding of the glorious history of the PLA and the contribution made by the PLA Hong Kong Garrison to the long-term prosperity and stability for Hong Kong.



Corporate Citizenship

Standard Chartered Hong Kong Marathon 2025

The Standard Chartered Hong Kong Marathon is a renowned international sports event that encourages a healthy lifestyle and fosters the marathon spirit within the Hong Kong community.

This year, the Marathon was held on 9 February, with a total of seven colleagues from the LR participated in either the Half Marathon or 10 km Race. The Registry Manager and members of the Staff Recreation Club Executive Committee gathered to support our colleagues in the event.



Controlling Officer's Environmental Report 2024

In June 2025, we released our [Controlling Officer's Environmental Report 2024](#) on the LR website. It sets out our environmental policy, objectives and measures, as well as reports on our environmental performance in 2024 and environmental targets for 2025.



Land Registry Volunteer Work

During the first half of 2025, the LR Volunteer Team actively participated in the following volunteer activities to reach out to those in need in the community:

**January
2025**

- ◇ Organising a food collection volunteer activity during the Christmas season to encourage colleagues to donate surplus food, which would be distributed to members of the community in need;



- ◇ Assisting in sorting and arranging second-hand books donated by the public for charity sale at the "Books for Love @ \$10";

**22 February
2025**



**8 March
2025**

- ◇ Paying home visit to the elderly in Shek Kip Mei in collaboration with Companies Registry Volunteer Team and Hong Kong Sheng Kung Hui Kei Oi Neighbourhood Elderly Centre;



- ◇ Visiting elderly home in Sham Shui Po in collaboration with Caritas Integrated Home Care Services (Shamshuipo) under the Jockey Club “Reach to Bridge” Community Elderly Support Project;

**26 April
2025**



**17 May
2025**

- ◇ Visiting homes for the elderly residing in Ngau Chi Wan to deliver festive blessings in advance of Dragon Boat Festival, with the support of Yang Memorial Methodist Social Service; and



- ◇ Preparing and distributing “Love Rice Boxes” to the underprivileged at two “Ginkgo House” restaurants located in Yau Ma Tei and Yau Tong.

**7 June
2025**



Achievements

ERB Manpower Developer Award Scheme



The Employees Retraining Board (ERB) launched the “ERB Manpower Developer Award Scheme” in December 2009 to recognise organisations which demonstrate outstanding achievements in manpower training and development as Manpower Developers.

Having been awarded with the status of “Manpower Developer” for 10 consecutive years, the LR was accredited “Super Manpower Developer” from 1 April 2025 to 31 March 2030 in recognition of its outstanding achievements in manpower training and development.

Award for Land Registry Trading Fund (LRTF) Annual Report 2023/24

The **LRTF Annual Report 2023/24** won the Gold Award of the League of American Communications Professionals 2023/24 Vision Awards under the category of “Government – City/State/National”.

This award affirms our commitment to excellence in producing our annual reports.



Land Registry Best Frontline Staff Award



The Best Frontline Staff Award is to recognise the exceptional performance of our frontline staff.

We extend our congratulations to Mr LAM Chun-wai, Assistant Clerical Officer/ Document Processing Section, on receiving the Individual Award for the second half year of 2024.

Fraud Prevention

Essential Fraud Prevention Tips for Buying Second-Hand Properties

Buying property in Hong Kong is a major financial commitment, often representing a lifetime of savings. In the second-hand market, some transactions have fallen through due to hidden liabilities, causing buyers to forfeit their deposits. So how can purchasers safeguard themselves against such risk?

In a recent article of the CHOICE Magazine published by the Consumer Council (CC) with inputs from the LR, six key advices on purchasing second-hand properties were provided as follows:



-  Consult a solicitor before signing a provisional sale and purchase agreement (provisional agreement) to protect own interest. Any additional terms to be incorporated into the formal sale and purchase agreement is subject to the mutual consent of transacting parties.
-  Conduct a land search to verify the registered owner's identity and clarify any doubts before signing a provisional agreement.
-  Require stakeholding deposits until the completion date.
-  Include in the provisional agreement a right to rescind the transaction if hidden incumbrances are discovered.
-  Set the completion date at least one month after signing the provisional agreement for identifying any incumbrances that may take priority over the buyer's interest before the transaction is completed.
-  Understand the role of estate agents and seek solicitor's advice to safeguard one's interests.

For details, please refer to the article (Chinese version only) in Issue No. 583 of CHOICE Magazine in [CC's website](#).