土地註冊處營運基金三十周年
Land Registry Trading Fund 30th Anniversary

漁港隱城中
FISHING PORT
HIDDEN IN THE CITY

📍 馬灣涌村 Ma Wan Chung Village

在新城飛躍成長下，舊市隱匿其中。
The old city is immersing within the rapidly growing urban area.

土地註冊處營運基金的由來

土地註冊處的前身為註冊總署轄下的田土註冊處，在註冊總署解散後，於1993年5月1日成為獨立的政府部門。當時，土地註冊處轄下設有一個市區及八個新界區的辦事處，負責處理土地註冊、查閱土地紀錄及業主立案法團註冊的工作。在1993年8月1日，土地註冊處成為香港首批根據《營運基金條例》（第430章）成立以營運基金形式運作的部門之一。

FROM WHERE THE LAND REGISTRY TRADING FUND CAME

The Land Registry (LR), formerly known as the Land Office of the Registrar General's (RG's) Department, has become a separate Government department since 1 May 1993 upon the disestablishment of the RG's Department. By then, the LR took up the functions of land registration, search of land records and owners' corporation registration with one Urban Division and eight district land registries in the New Territories. On 1 August 1993, the LR was established as one of the Hong Kong's first trading fund departments under the Trading Funds Ordinance (Cap. 430).

過去三十年的主要服務里程碑
MAJOR SERVICE MILESTONES IN THE PAST 30 YEARS

土地註冊處自轉型為營運基金部門後，在三十年來經歷了一系列的變革，致力為社區服務。早在1980年代，當時的田土註冊處高瞻遠矚，已着手推行土地登記冊電腦化以提升服務。我們在1997年制定全面的「策略計劃」更進一步訂出推行中央註冊制度的長遠策略路線圖。中央註冊制度不但改變了土地註冊處的業務運作方式，也改變了我們為市民提供服務的模式。這個重要的歷史時刻見證了我們邁向中央註冊制度、透過「綜合註冊資訊系統」提供一站式查冊服務，以及為市民提供數碼化服務。讓我們一起回顧部門的重要里程碑。

Since its transformation into a trading fund entity, the LR has, in its 30-year journey, gone through a series of revolutionary changes in serving the community. With the vision to improve services, the then Land Office embarked on the computerisation of land registers back in 1980's. The comprehensive "Strategic Change Plan" in 1997 further introduced a long-term strategic roadmap towards a central registration system, which not only changed the way LR conducted its business, but also transformed the manner of service provision to the public. This important time in our history bore witness to the move towards a central registration system, a one-stop search service through the Integrated Registration Information System (IRIS), and digitalised services to the public. Let's take a glimpse of our key milestones.

推出「直接查冊系統」，登記用戶可透過自己辦公室的特許網絡訂購查冊文件。

Introduced the Direct Access Services, enabling subscribers to place online search orders at their own offices through licensed network.

1996-2002

引入「文件影像處理系統」及推出「彩色圖則影像處理計劃」，將約1.44億頁的土地文件及350萬份註冊文件的圖則轉換成電子影像。

Converted about 144 million pages of land documents and 3.5 million plans of registered documents into electronic images under the Document Imaging System and Colour Imaging of Plans project.

1994

1984-1997

將200萬份紙本土地登記冊轉換成電腦數據資料。

Converted 2 million paper-based land registers into computerised data.

所有已註冊的土地文件均儲存在數據中心的光碟內

All registered land documents stored on optical discs in our data centre

1950年代簿冊形式的登記冊（新界）
Book Form Register (New Territories), 1950's
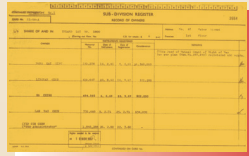
1960年代的註冊資料卡（市區）
Register Card (Urban), 1960's

在中央影像處理中心掃描土地文件
Scanning of land documents at Central Imaging Centre
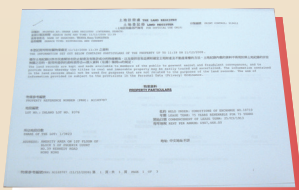
2024 年的電腦土地登記冊
*Computerised Land Register, 2024*

2005

將九個分區註冊處合併為一個在金鐘道設立的中央註冊處，落實土地文件的中央註冊，並透過「綜合註冊資訊系統」(www.iris.gov.hk)為市民提供網上查冊服務。

Merged nine registries into one single registration office in Queensway for central registration of land documents and provided public search services via the IRIS (www.iris.gov.hk) online.

提供註冊及查冊服務的金鐘道客戶服務中心
Customer Centre in Queensway with registration and search services
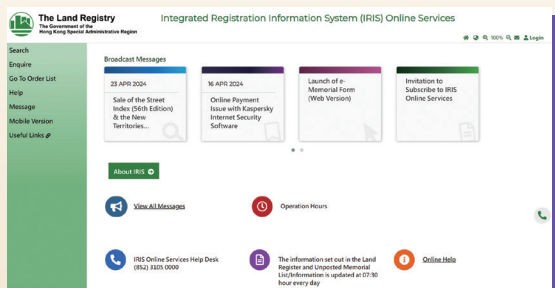
「綜合註冊資訊系統」網上服務的主頁
Homepage of IRIS Online Services

1999-2000

在市區及八個新界區的註冊處推出「跨區查冊服務」，讓市民可在任何一間查冊中心查閱全港各區的土地登記冊。

Introduced the Cross District Search service in Urban Division and eight New Territories registries, enabling members of the public to conduct land searches across the whole territory in any search office.

2007

推出電子註冊摘要表格，方便交契人士擬備註冊摘要。

Launched the e-Memorial Form to facilitate efficient preparation of memorials by lodging parties.

2011

推出《街道索引》及《新界地段／地址對照表》的網上版供免費瀏覽。

Issued online version of the Street Index and New Territories Lot/Address Cross Reference Table for free browsing.

2015

推出電子提示服務（於 2019 年改名為「物業把關易」），協助業主得悉有影響其物業的文件交付註冊，特別是在預期之外或可疑的註冊。

Launched e-Alert Service (renamed as Property Alert in 2019) to help property owners detect unexpected or suspicious documents delivered for registration against their properties.

2022

推出方便交契人士在網上填寫的電子註冊摘要表格網上版。

Launched a web version of e-Memorial Form for online completion by lodging parties.

2017

與香港金融管理局合作，為《銀行業條例》（第155章）下的認可機構推出電子提示服務，以加強其信貸風險的管理。

Launched e-Alert Service for Authorized Institutions (AIs) under the Banking Ordinance (Cap. 155) in collaboration with the Hong Kong Monetary Authority, aiming to enhance AIs' credit risk management.

員工的回憶與分享
RECOLLECTION AND SHARING OF STAFF

張笑芬女士 — 助理文書主任（查冊及部門服務部）
MS KATIE CHANG,
Assistant Clerical Officer (Search and Departmental Services Division)

張笑芬於1984年加入部門，負責市區查冊部的工作。當時查冊服務的使用量十分高，查冊程序亦繁複，市民需於收款櫃位先購買一式兩份的查冊表格，填妥後便交回收票櫃位，等待職員以人手翻查及影印有關土地紀錄，再到文件收取櫃位領取，整個程序耗時30分鐘或以上。

「當時金鐘總部只備存市區的土地紀錄，市民如要查閱新界物業的土地紀錄，需親自前往物業所在地區的辦事處，動輒就要花上半天甚至一天的時間。」

由80年代中期起，部門開始逐步把土地紀錄電子化，先後推出「直接查冊服務」及「文件影像處理系統」，並全面接管原先由地政處管理的新界區土地註冊處辦事處。及至2005年，土地註冊處推出「綜合註冊資訊系統」網上查冊服務，並實施中央註冊制度，不論土地文件涉及的物業位於何區，均可送交金鐘總部辦理註冊。

「尤記得在2005年2月12日早上9時正，銅鑼聲一響後，金鐘總部19樓客戶服務中心便正式轉用『綜合註冊資訊系統』，為市民提供一站式的電腦查冊服務。自此，市民可於同一個櫃位或經網上快捷查閱及訂購所有種類的土地紀錄。」

Katie CHANG joined the department in 1984 and worked in the Urban Search Division. At that time, the usage of search services was very high and the procedure involved was complicated. Members of the public had to purchase a search form in duplicate at the payment counter, return the completed forms to the receipt counter, wait for the staff to manually check and photocopy the land records required and collect them at the document collection counter. The entire process took 30 minutes or more.

"At that time, only the land records of properties located in the urban area were kept in the Queensway Headquarters. If members of the public wanted to obtain the land records of properties located in the New Territories, they had to visit the office in the district where the properties were located, which required half a day or even a full day."

Since the mid-1980s, the department has embarked on the computerisation of land records, introduced the Direct Access Service (DAS) and Document Imaging System (DIS) and fully taken over the New Territories Land Registries formerly under the purview of the Lands Department. In 2005, the LR launched the IRIS Online Services and implemented the Central Registration System (CRS), under which all land documents can be lodged at the Queensway Headquarters for registration, irrespective of the property locations.

"I still remember that at 9:00 a.m. sharp on 12 February 2005, upon hearing the sound of a gong, the Customer Centre located on the 19/F of the Queensway Headquarters started to use the IRIS to provide one-stop computerised search services for the public. Since then, members of the public are able to obtain and subscribe all types of land records easily at the same counter or online."
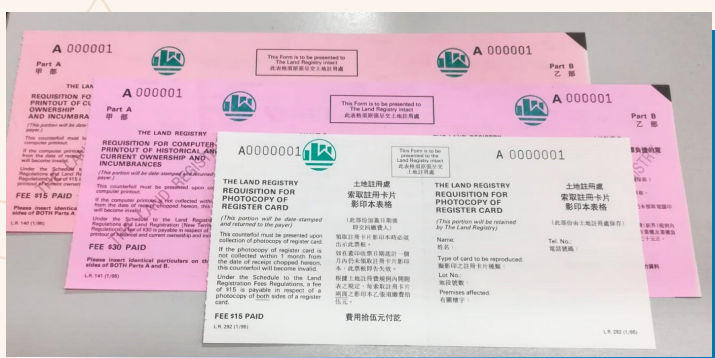
張笑芬的同事珍藏了1995年第一號的查冊表格，不同顏色的表格代表不同類型的查冊服務。

Katie CHANG's colleague has preserved the search form no.1 issued in 1995. The form was printed in different colours to indicate different types of search services provided.

張笑芬見證了不同時代查冊服務的蛻變，非常認同政府服務數碼化對社會發展的重要性，這不僅為市民提供便利，更大大提高了物業交易及經濟活動的效益。除了硬件配備，她認為作為軟件的公務員團隊，亦需要不斷進步。

Katie CHANG has witnessed the transformation of search services in different eras and strongly agreed that digitalisation of Government services is crucial to the society's development, which cannot only bring convenience to the public, but also greatly enhance the efficiency of property transactions and economic activities. In addition to the hardware component, she believes that the civil servant team, as the software component, should strive for continuous improvement.

"

現今市民對政府的服務要求越來越高，我們除了要深入了解自己部門的運作外，還應該抱著『同一個政府』的理念提供服務。如遇上非本部門職能範圍內的問題，我會為市民提供相關部門的查詢電話號碼，或轉介給上司以主動聯絡相關部門，務求能為市民提供最直接的協助。

Nowadays, the public's demands for Government services has been rising. In addition to having an in-depth understanding of our own operation, we should embrace the concept of 'one-government' in service provision. If I encounter any problem beyond the LR's purview, I will provide the public with the enquiry phone number of the relevant department or refer the case to my superior for contacting the relevant department. My aim is to provide the public with the most direct assistance.

"

張笑芬亦曾經擔任前線客戶服務的工作，其優秀的工作表現屢獲客戶的讚賞及同事的認同。她於1996年獲邀出席公務員事務局局長酒會，以及於2022年獲頒發公務員事務局局長嘉許狀。

Katie CHANG had also been assigned to provide frontline customer services. Her exemplary performance was well received by customers and recognised by colleagues. She was invited to attend the Secretary for the Civil Service (SCS)'s cocktail reception in 1996 and granted the SCS's Commendation Award in 2022.

張笑芬(左二)於2022年公務員事務局局長嘉許狀頒獎典禮上，與公務員事務局局長楊何蓓茵(右二)、土地註冊處處長譚惠儀(右一)及副土地註冊處經理林謝淑儀(左一)合照。
Katie CHANG (second left) in a group photo with the SCS, Ingrid YEUNG (second right); the Land Registrar, Joyce TAM (first right); and the Deputy Registry Manager, Cindy LAM (first left) at the presentation ceremony of the SCS's Commendation Award 2022.

阮淑敏女士 — 文書主任(註冊服務部)
MISS YUEN SHUK-MUN,
Clerical Officer (Registration Services Division)

阮淑敏於1989年加入部門,被先後分派到市區查冊服務組和註冊組工作。「以前在註冊組用的是第一代電腦註冊系統,所涉及的人手工序較多,例如審閱契約時要看紙本的土地登記冊,辦理註冊時要填寫相關的表格,再交予電腦組同事把資料輸入註冊系統,整個程序相當費時。」

「如果發現契約上的資料與土地登記冊不符或有其他疑問,土地註冊主任會以書面通知律師樓作出澄清。另外,在更新土地登記冊上的紀錄時,也有很多限制,例如字數限制和只能輸入英文等,對資料的完整性有一定影響。」

部門於2005年實施中央註冊制度,並引入「綜合註冊資訊系統」。「在新系統下,整個註冊流程大幅簡化。我們審核契約時可直接從系統查閱物業資料和辦理註冊,毋須交予其他部組處理。土地註冊主任也能直接在系統輸入要求律師樓澄清契約的內容,大大提高了操作的便利性和效率。辦理土地文件註冊的服務標準由當初的26個工作天,大幅縮減至現時的14個工作天。」
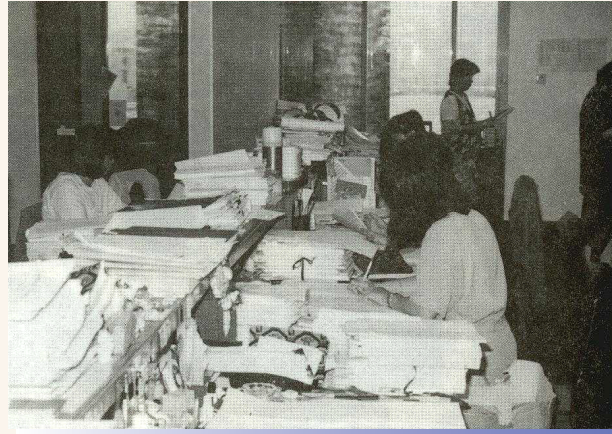
在1990年代,註冊組同事需要用人手處理大量契約。
In the 1990s, the registration team had to manually process a huge volume of deeds.

現時,註冊組同事透過一站式的「綜合註冊資訊系統」辦理註冊。
Nowadays, the registration team processes registration through the one-stop IRIS.

YUEN Shuk-mun joined the department in 1989 and was posted to the Urban Search Section and the Registration Section subsequently. "In the past, the first generation of the computerised registration system used by the Registration Section involved a lot of manual procedures. For example, paper-based land registers had to be referred for deeds scrutiny. For registration, it was necessary to complete the relevant form and submit to the Computer Section for inputting the data into the registration system. The entire process was very time-consuming."

"If inconsistency was found between the particulars on a deed and those on the land register or any other issue was identified, our Land Registration Officer (LRO) would notify the law firm in writing for clarification. Besides, there were several restrictions on the updating of records in the land registers, such as word count limit and with English characters only, which affected the integrity of the data to a certain extent."

The department implemented the CRS and introduced the IRIS in 2005. "Under the new system, the entire registration process has been significantly streamlined. Property information can be obtained directly from the system for deeds scrutiny and the registration itself can be completed via the system without referral to other section. LRO can also input requests for clarification from law firms directly into the system. All these have greatly enhanced the convenience and efficiency of our operation. The turnaround time for registration of land documents has been significantly reduced from 26 working days to the current 14 working days."

「在更新土地登記冊上的紀錄時，新系統放寬了字數上限，可以更靈活地輸入備註及顯示業主的中、英文姓名，提升了資料的準確性和完整性。」

在上司和同事眼中，阮淑敏是眾人的「活字典」，時常樂意分享她豐富的工作經驗和知識，無私地指導新入職或年資較淺的同事，幫助他們在工作上不斷成長。

"Regarding the updating of records in the land registers, the new system provides greater flexibility for relaxing the upper word limit, inputting remarks and displaying of the owner's name in Chinese and English, thereby enhancing the accuracy and integrity of the data involved."

In the eyes of her supervisors and colleagues, YUEN Shuk-mun is a "walking dictionary". She is always ready to share her abundant knowledge and experience and provide selfless guidance for new recruits or junior staff to thrive at work.

阮淑敏（前排左一）和註冊組同事於2003年部門周年晚宴的合照。

YUEN Shuk-mun (front row, first left) in a group photo with the registration team at the departmental annual dinner in 2003.

> 每次教導新同事時，我總會跟他們說契約註冊是一輩子都學不完的領域。我們要與時並進，學習新事物。各同事之間需要互相無私合作交流，以獲取更多與註冊有關的資訊，從而建立一個共同學習的環境，促進彼此的成長和增進團隊的凝聚力。

> When I give guidance to new colleagues, I would tell them that deeds registration is an area of work that requires continuous learning. We have to keep pace with the times and take up new things. Colleagues have to engage in selfless collaboration and exchange for more registration-related information, thereby creating a common learning environment, facilitating mutual development and enhancing the team's cohesion.

溫錫麟先生 — 副土地註冊處經理（註冊服務部）
MR FRANCIS WAN,
Deputy Registry Manager (Registration Services Division)

部門以往的契約註冊工作主要在紙本的土地登記冊進行，這不僅佔用了大量的儲存空間，市民查冊也十分耗時。為了提高服務效率和資料的準確性，部門於1984年開展了市區電腦化計劃，將145萬份的市區土地登記冊電子化。

溫錫麟於1988年加入部門的電腦組工作後，便要參與這個龐大的項目。「這個項目需要我們將大量的紙本登記冊轉換為電腦登記冊。同事會先影印要轉換的登記冊，詳細審閱登記冊影印本的資料，並憑藉專業知識，將需要轉換的註冊資料轉化為清晰易明的資料及塗上不同的顏色，然後把登記冊影印本交給外判服務商把資料輸入電腦系統。」

部門在1991年完成市區電腦化計劃後，接著於1994年展開新界電腦化計劃。當時這項計劃遇到不少困難，例如新界的紙本登記冊是以人手填寫為主，字體有機會潦草不清，同事要仔細核對由外判服務商輸入電腦的資料是否正確，確保電腦登記冊上的資料準確無誤。

In the past, our deeds registration was mainly conducted on paper-based land registers, which used up a lot of storage space and made the search of land records very time-consuming for the public. To improve its service efficiency and data accuracy, the department implemented the Urban Computerisation Project in 1984 to convert 1.45 million urban land registers into electronic images.

After joining the Computer Section in 1988, **Francis WAN** was assigned to undertake this mammoth project. "A huge volume of paper-based registers had to be converted into computerised data in this project. Firstly, colleagues had to photocopy the registers to be converted and check the information shown on the photocopies of the registers carefully; then use their expertise to transcribe the registered data into readily comprehensible information with highlights of different colours; and then pass the photocopies of the registers to the outsourced service provider for inputting the information into the computer system."

Having completed the Urban Computerisation Project in 1991, the department launched the New Territories Computerisation Project in 1994. Many difficulties were encountered in this project at that time. For example, the paper-based registers in the New Territories were mainly handwritten records, which might be illegible. Colleagues had to check with extra care the data input by the outsourced service provider to ensure that the records of our computerised land registers are correct and accurate.

資料處理中心於1994年運作。
Data conversion centre in operation in 1994.

「這個市區和新界電腦化計劃歷時13年，實施過程充滿了挑戰。部分同事對轉用電腦執行工作比較抗拒，對於學習新技能及科技都感到困難和不安，擔心自己無法適應變化。為此，電腦組的管理層花了很多時間和同事們進行溝通。」

「我們向員工解說這個計劃如何令部門及市民得益，並為他們編排更表和公平調配員工輪流操作電腦，確保每個同事都有足夠的時間和機會適應新系統和工作模式。同時，我們為員工提供充足的支援和培訓，務求令他們能夠盡快適應新系統的運作。」

"The Urban and New Territories Computerisation Projects took place over a period of 13 years and the implementation process was full of challenges. Some colleagues were reluctant to use the computer to perform their duties. They found learning new skills and technologies difficult, feeling worried about being unable to adapt to the change. In this regard, the management of the Computer Section devoted a lot of time to communicating with the staff."

"We explained to the staff how the department and the public could be benefited from the projects. We also worked out a duty roster and fairly deployed our staff to take turns to operate the computer, ensuring that every colleague was given sufficient time and opportunities to adapt to the new system and working mode. Meanwhile, adequate support and training were provided for our staff to adapt to the new system's operation as soon as possible."

部門全面實施電腦化計劃後的工作情況。
Our work environment after the department fully implemented the computerisation projects.

溫錫麟寄語同事，應變管理在推行新計劃中極為重要。要讓同事理解和接受轉變是需要時間和耐心。電腦化計劃成功推行，不但提升了當下的工作績效，也為部門未來實施的轉變奠定了穩固基礎。管理層需要透過充分溝通、分階段推進、建立相互支持的機構文化等方式，有效管理轉變以降低阻力，確保計劃順利實施。

Francis WAN concluded that change management is crucial to the implementation of new projects. It takes time and patience to promote understanding and acceptance of changes within the department. The successful implementation of the computerisation projects has not only enhanced our current work performance, but also laid a solid foundation for future changes to be initiated by the department. The management has to manage changes effectively through adequate communication, phased implementation, cultivating a mutually supportive organisational culture, etc., to reduce resistance and ensure a smooth implementation of project.
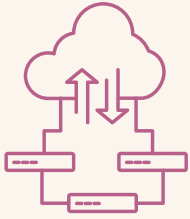
黃徐秀梅女士 ——一級土地註冊主任(註冊服務部)
MRS YVONNE WONG,
Land Registration Officer I (Registration Services Division)

黃徐秀梅於1990年加入部門,曾參與籌備大型的文件影像處理計劃。「當時這項計劃面對兩大挑戰:一是要設計一個流程順暢和便利操作的全電腦化文件影像處理系統;二是把當時新界數以百萬計的文件影像化及數據化。」

為確保部門和承辦商順利交收文件,黃徐秀梅與新界各區註冊處同事商討如何把新界文件的獨有特徵,例如有些文件涉及不同區域的物業、有些文件因為殘缺不全等情況納入盤點表格中。

為使各區同事清楚項目的要求,他們召開專責會議的密度也相應增加。同事們在了解項目的要求後,於短時間內便把文件的資料全部準確地記錄下來交給承辦商,讓承辦商按照部門的要求進行影像處理。當時新界的文件除了紙張質素參差外,亦沒有合適位置貼上任何條碼貼紙,加上紙張大小不一,在籌劃階段已預計到影像處理過程會有阻滯。

「為了解決這個難題,我們花了很多時間與承辦商溝通,提前要求他們提升影像處理流程管控能力,並擬訂優化電腦程式設計等措施,盡早預備好解決方案。」在各方的緊密合作下,可管

Yvonne WONG joined the department in 1990 and was involved in the preparation of a large-scale document imaging processing project. "At that time, the project faced two major challenges: first, to design a fully computerised DIS that was smooth and easy to operate; second, to convert millions of documents in the New Territories into images and digitalised data."

To ensure the smooth handover of documents between the department and the contractors, Yvonne WONG discussed with colleagues from various districts in the New Territories Land Registries how to ensure the unique features of New Territories documents, such as those involving properties in different districts and those that are incomplete due to damage, were properly logged in the stock-taking forms.

To ensure that colleagues in various districts clearly understood the project's requirements, the frequency of their dedicated meetings increased accordingly. After understanding the project requirements, colleagues quickly and accurately recorded all the document data and submitted it to the contractors, allowing them to carry out the imaging processing according to the department's requirements. At that time, the documents in the New Territories not only varied in paper quality but also lacked suitable places for barcode stickers. Additionally, the varying paper sizes were anticipated to cause disruptions in the imaging processing workflow during the planning stage.

"To address this challenge, we spent a lot of time communicating with the contractors, requesting them in advance to enhance the control capabilities of the imaging processing workflow, and to formulate measures such as optimising the computer program design to prepare solutions

在1990年代,黃徐秀梅(後排左一)與新界大埔區同事的合照。
Yvonne WONG (back row, first left) in a group photo with colleagues from Tai Po, New Territories, in the 1990s.

部門管理層與黃徐秀梅(左三)出席「文件影像處理系統開幕儀式」。
The management and Yvonne WONG (third left) attended the DIS Inauguration and Cocktail Reception.

理三億頁土地文件的「文件影像處理系統」於1996年6月推出，完全取代了部門以人手儲存和存取紙本文件的運作模式。

黃徐秀梅在今年5月1日退休之前，憑藉其管理多個部門主要項目的經驗，寄語年輕一輩的同事：

as soon as possible." With close collaboration of all parties, the DIS, which can manage 300 million pages of land documents, was launched in June 1996 and completely replaced the department's manual storage and retrieval of paper documents.

Before going on retirement on 1 May this year, Yvonne WONG shared her experience in managing major projects in the department with the young colleagues:

土地註冊處經理彭嘉輝(右三)與註冊組同事，共同祝賀黃徐秀梅(右四)榮休。
Registry Manager, K. F. PANG (third right) and the registration team congratulated Yvonne WONG (fourth right) on her retirement.

"

我深深理解整個團隊的通力合作是成功完成項目的關鍵。在參與文件影像處理計劃時，我鼓勵團隊成員積極交流想法，共同探討問題的最佳解決方案。大家互相尊重，坦誠溝通，充分發揮各自的專長和創造力。在會議上，我鼓勵每個人提出自己的建議和改進措施，不同觀點的碰撞往往能激發出新的點子。通過大家的共同努力，我們順利完成了項目，得到了部門和客戶的高度讚賞。我深信，只有充分發揮團隊的力量，項目管理才能事半功倍。

I realised that effective teamwork is the key to the successful delivery of projects. When working on the document imaging project, I encouraged team members to share their views and explore the best solution together. We respected and communicated with each other frankly, and gave full play to our own expertise and creativity. At the meeting, I encouraged every member to put forward their own suggestions and improvement measures, as brainstorming can always lead to new ideas. Thanks to the concerted efforts of all parties involved, the project was completed successfully. Our performance was also highly appreciated by the department and customers. I firmly believe that for project management, doing more with less could be achieved with strong team work.

"

具歷史價值的舊土地紀錄

HISTORIC TREASURES OF OLD LAND RECORDS

位於沙田政府合署的土地註冊處檔案室於2010年3月成立，收藏超過60,000份批地文件正本，包括政府租契（前稱「官契」）、集體政府租契（前稱「集體官契」）、批地條件及新批地條件。這些紀錄部分可追溯至1840年代。

Established in March 2010 in the Sha Tin Government Offices, the LR Archive houses over 60,000 original land grant documents, including Government Leases (formerly Crown Leases), Block Government Leases (BGLs) (formerly Block Crown Leases), Conditions and New Grants. Some of these records with date back to the 1840s.


土地註冊處一直將保護和保存這些舊土地紀錄列為首要工作，並採取了各種預防措施保存這些舊紙本紀錄。作為一個試點項目，我們於2021年委聘了顧問為兩份集體政府租契提供修復和保護處理。現在被細緻保存的集體政府租契更能經得起時間的考驗。

Conservation and preservation of these invaluable land records have always been the priority of the LR. Various precautionary measures are in place to ensure the protection of these old paper records. As a pilot project, we commissioned a consultant in 2021 to provide restoration and preservation treatments for two BGLs. The BGLs are now meticulously preserved to endure the passage of time.

修復前的集體政府租契 Before restoration of BGL
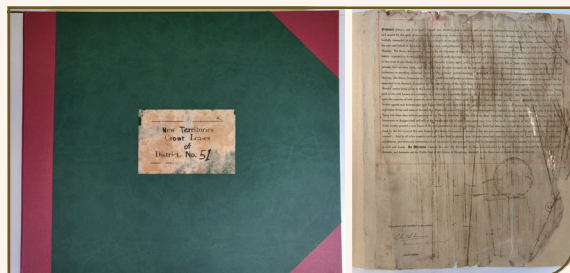
修復後的集體政府租契 After restoration of BGL

作為我們歷史珍藏的一部分，現時所有的批地文件存放在24小時的空調環境中，而那些狀況較為脆弱的集體政府租契則妥善存放在特別設計的檔案盒內。

Currently, as part of our treasures in history, all land grant documents are kept in a 24-hour air-conditioned environment and those BGLs in delicate condition are under safe custody in specially designed archival boxes.

城市掠影：攝影慶祝活動

在過去三十年，土地註冊處一直站在香港發展的前端，見證著這個城市的重大變遷。

為慶祝土地註冊處營運基金成立三十周年，我們為員工舉辦了以「*見證香港發展，共建美好未來*」為主題的攝影比賽，旨在透過參賽者的鏡頭展示香港的重大發展，並藉此增強員工的社區意識和團結精神。

是次比賽設有四個題材組別，分別是「新城舊市」、「香港樓影」、「人文風貌」及「和諧綠色」。我們仔細評審了約240份參賽作品，選出各組的冠、亞、季軍共12張得獎相片，並特別於本年報內展現。

這些優秀的得獎作品不但展示了香港城市面貌的變遷，也捕捉了都市人的生活點滴，以及體現我們對香港未來的堅定承諾。

SNAPSHOTS OF OUR CITY: A PHOTOGRAPHIC CELEBRATION

Over the past three decades, the LR has stood at the forefront of Hong Kong's development and witnessed the city's remarkable transformation.

To celebrate the 30th anniversary of the Land Registry Trading Fund, a photo-taking competition was organised for our staff under the theme "*Witnessing Hong Kong's Development and Building a Brighter Future Together*". This event aimed to foster a greater sense of community and unity among our workforce by showcasing Hong Kong's remarkable development through the lens of contestants.

The competition featured four categories of "Blending Tradition and Modernity", "Capturing Cityscapes", "Unveiling Cultural Mosaic" and "Embracing Nature in the City". After careful review of nearly 240 entries, we selected 12 winning photos, namely the champion, first runner-up and second runner-up in each category. The selected photos are prominently featured throughout this annual report.

These remarkable winning entries not only depict our city's dynamic evolution but also encapsulate stories of Hong Kong people and our enduring commitment to Hong Kong's future.

「新」城「舊」市
Blending Tradition and Modernity

漁港隱城中
FISHING PORT HIDDEN IN THE CITY

鍾美儀（註冊服務部）
CHUNG Mei-yee (Registration Services Division)

📍 馬灣涌村 Ma Wan Chung Village

在新城飛躍成長下，舊市隱匿其中。
The old city is immersing within the rapidly growing urban area.

鰂魚涌地標「章記樓宇」
"CHEONG K BUILDING", A LANDMARK IN QUARRY BAY

古穎儀（管理及客戶服務部）
KU Wing-yee (Management and Customer Services Division)

📍 鰂魚涌濱海街 Pan Hoi Street, Quarry Bay

1950至1960年代著名的「章記樓宇」已計劃重建。
The famous "Cheong K Building" in 1950s and 1960s is set for redevelopment.

舊牆新貌
REVITALISING THE OLD BUILDING

區今梨（註冊服務部）
AU Kam-li (Registration Services Division)

📍 太子 Prince Edward

舊建築物的外牆重新漆畫，變成市民打卡的新地標。
The exterior wall of an old building is transformed into a new photo spot after re-painting.

香港「樓」影
Capturing Cityscapes

城市夢幻之心
DREAMY HEART OF THE CITY

歐婉怡（法律事務部）
AU Yuen-yee (Legal Services Division)

📍 中環皇后像廣場花園 Statue Square Gardens, Central

Chubby Hearts Hong Kong 是2024年的盛事之一，為香港城市增添趣味和創意。
Chubby Hearts Hong Kong is one of the mega events in 2024, bringing joy and creativity to the city.

水中倒影
REFLECTION IN WATER

周伊韞（註冊服務部）
CHAU Yi-wan (Registration Services Division)

📍 屯門河 Tuen Mun River

樓宇倒影形成海天一色的美景。
A beautiful blended sea and sky view with reflections of the buildings.

五顏六色的變形金剛
COLOURFUL TRANSFORMERS

林潔明（財務部）
LAM Kit-ming (Financial Services Division)

📍 鰂魚涌 Quarry Bay

鰂魚涌五顏六色的「怪獸大廈」尤如積木方塊，是電影「變形金鋼」的拍攝場地。
Colorful "Monster Building" resemble building blocks in Quarry Bay was a filming spot for the movies "Transformers".

人文風貌
Unveiling Cultural Mosaic

七彩鬧市
VIBRANT AND BUSTLING CITY

甄家翹（業權註冊執行部）
YAN Ka-kiu (Title Registration Operation Division)

📍 旺角 Mong Kok

旺角花園街兩旁豎立的舊式樓宇與排檔構成一幅七彩鬧市的景象。
Old buildings together with the stalls on both sides of Fa Yuen Street in Mong Kok picturise a vibrant and bustling city scene.

青蛙嘉年華
FROG CARNIVAL

許霆鈞（資訊科技管理部）
HUI Ting-kwan (Information Technology Management Division)

📍 南豐紗廠 The Mills

活化後的南豐紗廠文化藝術中心標誌1960至1970年代香港製造業的輝煌時期。
The revitalised cultural and arts centre of Mills represents the golden age of Hong Kong's manufacturing industry in the 1960s and 1970s.

人蝶結緣
CONNECTION BETWEEN PEOPLE AND BUTTERFLIES

樊逸楠（註冊服務部）
FAN Yat-nam (Registration Services Division)

📍 灣仔利東街 Lee Tung Avenue, Wan Chai

走過蝴蝶的剪影，交織香港人的生活節奏，齊齊翩翩起舞。
Walking through the silhouettes of butterflies is part of the daily rhythm of Hong Kong people.

和諧綠色
Embracing Nature in the City

大樹好遮陰
THE COMFORT OF TREE SHADE

樊逸楠（註冊服務部）
FAN Yat-nam (Registration Services Division)

📍 赤柱新街 Stanley New Street

大樹為勞工們帶來清新的氣息。
The big tree brings a refreshing breath to workers.
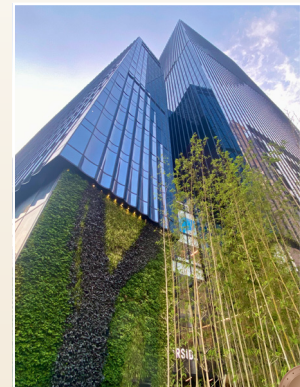

繁忙裡的寧靜
FINDING TRANQUILITY AMIDST THE HUSTLE

林潔明（財務部）
LAM Kit-ming (Financial Services Division)

📍 金鐘 Admiralty

「香港公園」作為鬧市中的綠洲，為忙碌的城市人帶來寧靜和放鬆。
Hong Kong Park, an oasis in the bustling city, brings tranquility and chill to busy city people.

石矢下的綠意
EMBRACING GREENNESS OF THE CONCRETE BUILDING

黃庭芝（管理及客戶服務部）
WONG Ting-chi (Management and Customer Services Division)

📍 啟德AIRSIDE AIRSIDE, Kai Tak

冰冷的混凝土下是一片綠意盎然。
Beneath the concrete lies a vibrant array of lush greenery.