

# 土地注册处营运基金三十周年

## Land Registry Trading Fund 30th Anniversary



### 渔港隐城中 FISHING PORT HIDDEN IN THE CITY

📍 马湾涌村 Ma Wan Chung Village

在新城飞跃成长下，旧市隐匿其中。  
The old city is immersing within the rapidly growing urban area.





## 土地注册处营运基金的由来

土地注册处的前身为注册总署辖下的田土注册处，在注册总署解散后，于1993年5月1日成为独立的政府部门。当时，土地注册处辖下设有一个市区及八个新界区的办事处，负责处理土地注册、查阅土地纪录及业主立案法团注册的工作。在1993年8月1日，土地注册处成为香港首批根据《营运基金条例》(第430章)成立以营运基金形式运作的部门之一。

## 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).

## 过去三十年的主要服务里程碑

### MAJOR SERVICE MILESTONES IN THE PAST 30 YEARS

土地注册处自转型为营运基金部门后，在三十年来经历了一系列的变革，致力为社区服务。早在1980年代，当时的田土注册处高瞻远瞩，已着手推行土地登记册电脑化以提升服务。我们在1997年制定全面的「策略计划」更进一步订出推行中央注册制度的长远策略路线图。中央注册制度不但改变了土地注册处的业务运作方式，也改变了我们为市民提供服务的模式。这个重要的历史时刻见证了我们迈向中央注册制度、透过「综合注册资讯系统」提供一站式查册服务，以及为市民提供数码化服务。让我们一起回顾部门的重要里程碑。

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「直接查册系统」，登记用户可透过自己办公室的特许网络订购查册文件。

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

### 1996-2002

引入「文件影像处理系统」及推出「彩色图则影像处理计划」，将约1.44亿页的土地文件及350万份注册文件的图则转换成电子影像。

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.



所有已注册的土地文件均储存在数据中心的碟内

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

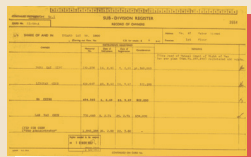
### 1984-1997

将200万份纸本土地登记册转换成电脑数据资料。

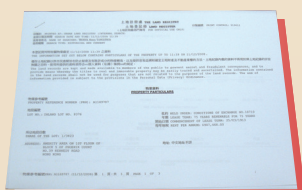
Converted 2 million paper-based land registers into computerised data.



1950年代簿册形式的登记册 (新界)  
Book Form Register (New Territories), 1950's



1960年代的注册资料卡 (市区)  
Register Card (Urban), 1960's



2024年的电脑土地登记册  
Computerised Land Register, 2024



在中央影像处理中心扫描土地文件  
Scanning of land documents at Central Imaging Centre

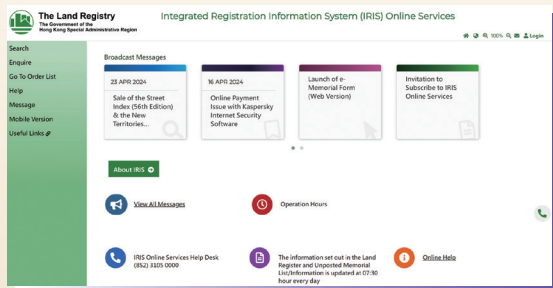
2005

将九个分区注册处合并为一个在金钟道设立的中央注册处，落实土地文件的中央注册，并透过「综合注册资讯系统」([www.iris.gov.hk](http://www.iris.gov.hk))为市民提供网上查册服务。

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](http://www.iris.gov.hk)) online.



提供注册及查册服务的金钟道客户服务中心  
Customer Centre in Queensway with registration and search services



「综合注册资讯系统」网上服务的主页  
Homepage of IRIS Online Services

1999-2000

在市区及八个新界区的注册处推出「跨区查册服务」，让市民可在任何一间查册中心查阅全港各区的土地登记册。

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

推出电子注册摘要表格，方便交契人士拟备注册摘要。

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／地址对照表》的网上版提供免费浏览。

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

2015

推出电子提示服务（于2019年改名为「物业把关易」），协助业主得悉有影响其物业的文件交付注册，特别是在预期之外或可疑的注册。

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网上填写的电子注册摘要表格网上版。

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

2017

与香港金融管理局合作，为《银行业条例》(第155章)下的认可机构推出电子提示服务，以加强其信贷风险的管理。

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.





## 员工的回忆与分享 RECOLLECTION AND SHARING OF STAFF

**张笑芬女士** – 助理文书主任(查册及部门服务部)  
**MS KATIE CHANG,**  
Assistant Clerical Officer (Search and Departmental Services Division)



张笑芬于1984年加入部门，负责市区查册部的工作。当时查册服务的使用量十分高，查册程序亦繁复，市民需于收款柜位先购买一式两份的查册表格，填妥后便交回收票柜位，等待职员以人手翻查及影印有关土地纪录，再到文件收取柜位领取，整个程序耗时30分钟或以上。

**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.

「当时金钟总部只备存市区的土地纪录，市民如要查阅新界物业的土地纪录，需亲自前往物业所在地区的办事处，动辄就要花上半天甚至一天的时间。」

“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.”

由80年代中期起，部门开始逐步把土地纪录电子化，先后推出「直接查册服务」及「文件影像处理系统」，并全面接管原先由地政处管理的新界区土地注册处办事处。及至2005年，土地注册处推出「综合注册资讯系统」网上查册服务，并实施中央注册制度，不论土地文件涉及的物业位于何区，均可送交金钟总部办理注册。

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.

「尤记得在2005年2月12日早上9时正，铜锣声一响后，金钟总部19楼客户服务中心便正式转用『综合注册资讯系统』，为市民提供一站式的电脑查册服务。自此，市民可于同一个柜位或经网上快捷查阅及订购所有种类的土地纪录。」

“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.”



张笑芬的同事珍藏了1995年第一号的查册表格，不同颜色的表格代表不同类型的查册服务。

*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.*



张笑芬见证了不同时代查册服务的蜕变，非常认同政府服务数码化对社会发展的重要性，这不仅为市民提供便利，更大大提高了物业交易及经济活动的效益。除了硬件配备，她认为作为软件的公务员团队，亦需要不断进步。

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.

“ 现今市民对政府的服务要求越来越高，我们除了要深入了解自己部门的运作外，还应该抱着『同一个政府』的理念提供服务。如遇上非本部门职能范围内的问题，我会为市民提供相关部门的查询电话号码，或转介给上司以主动联络相关部门，务求能为市民提供最直接的协助。

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.

张笑芬亦曾经担任前线客户服务的工作，其优秀的工作表现屡获客户的赞赏及同事的认同。她于1996年获邀出席公务员事务局局长酒会，以及于2022年获颁发公务员事务局局长嘉许状。

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.



张笑芬(左二)于2022年公务员事务局局长嘉许状颁奖典礼上，与公务员事务局局长杨何蓓茵(右二)、土地注册处处长谭惠仪(右一)及副土地注册处经理林谢淑仪(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** — 文书主任(注册服务部)  
**MISS YUEN SHUK-MUN,**  
Clerical Officer (Registration Services Division)

阮淑敏于1989年加入部门，被先后分派到市区查册服务组和注册组工作。「以前在注册组用的是第一代电脑注册系统，所涉及的人手工序较多，例如审阅契约时要看纸本的土地登记册，办理注册时要填写相关的表格，再交予电脑组同事把资料输入注册系统，整个程序相当费时。」

「如果发现契约上的资料与土地登记册不符或有其他疑问，土地注册主任会以书面通知律师楼作出澄清。另外，在更新土地登记册上的纪录时，也有很多限制，例如字数限制和只能输入英文等，对资料的完整性有一定影响。」

部门于2005年实施中央注册制度，并引入「综合注册资讯系统」。「在新系统下，整个注册流程大幅简化。我们审核契约时可直接从系统查阅物业资料和办理注册，毋须交予其他部组处理。土地注册主任也能直接在系统输入要求律师楼澄清契约的内容，大大提高了操作的便利性和效率。办理土地文件注册的服务标准由当初的26个工作日，大幅缩减至现时的14个工作日。」



在1990年代，注册组同事需要用人手处理大量契约。  
*In the 1990s, the registration team had to manually process a huge volume of deeds.*

**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.”



现时，注册组同事透过一站式的「综合注册资讯系统」办理注册。  
*Nowadays, the registration team processes registration through the one-stop IRIS.*



「在更新土地登记册上的纪录时，新系统放宽了字数上限，可以更灵活地输入备注及显示业主的中、英文姓名，提升了资料的准确性和完整性。」

“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.”

在上司和同事眼中，阮淑敏是众人的「活字典」，时常乐意分享她丰富的工作经验和知识，无私地指导新入职或年资较浅的同事，帮助他们在工作上不断成长。

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)和注册组同事于2003年部门周年晚宴的合照。

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



“

每次教导新同事时，我总会跟他们说契约注册是一辈子都学不完 的领域。我们要与时俱进，学习 新事物。各同事之间需要互相无 私合作交流，以获取更多与注册 有关的资讯，从而建立一个共同 学习的环境，促进彼此的成长和 增进团队的凝聚力。

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.

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**温锡麟先生** — 副土地注册处经理(注册服务部)  
**MR FRANCIS WAN,**  
Deputy Registry Manager (Registration Services Division)



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.

部门以往的契约注册工作主要在纸本的土地登记册进行，这不仅占用了大量的储存空间，市民查册也十分耗时。为了提高服务效率和资料的准确性，部门于1984年开展了市区电脑化计划，将145万份的市区土地登记册电子化。

温锡麟于1988年加入部门的电脑组工作后，便要参与这个庞大的项目。「这个项目需要我们将大量的纸本登记册转换为电脑登记册。同事会先影印要转换的登记册，详细审阅登记册影印本的资料，并凭借专业知识，将需要转换的注册资料转化为清晰易明的资料及涂上不同的颜色，然后把登记册影印本交给外判服务商把资料输入电脑系统。」

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."

部门在1991年完成市区电脑化计划后，接着于1994年展开新界电脑化计划。当时这项计划遇到不少困难，例如新界的纸本登记册是以人手填写为主，字体有机会潦草不清，同事要仔细核对由外判服务商输入电脑的资料是否正确，确保电脑登记册上的资料准确无误。

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.



资料处理中心于1994年运作。  
Data conversion centre in operation in 1994.



「这个市区和新界电脑化计划历时13年，实施过程充满了挑战。部分同事对转用电脑执行工作比较抗拒，对于学习新技能及科技都感到困难和不安，担心自己无法适应变化。为此，电脑组的管理层花了很多时间和同事们进行沟通。」

“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.”

「我们向员工解说这个计划如何令部门及市民得益，并为他们编排更表和公平调配员工轮流操作电脑，确保每个同事都有足够的时间和机会适应新系统和工作模式。同时，我们为员提供充足的支援和培训，务求令他们能够尽快适应新系统的运作。」

“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.”

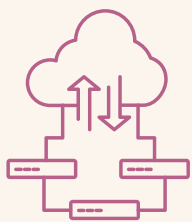


部门全面实施电脑化计划后的工作情况。  
*Our work environment after the department fully implemented the computerisation projects.*

温锡麟寄语同事，应变管理在推行新计划中极为重要。要让同事理解和接受转变是需要时间和耐心。电脑化计划成功推行，不但提升了当下的工作绩效，也为部门未来实施的转变奠定了稳固基础。管理层需要透过充分沟通、分阶段推进、建立相互支持的机构文化等方式，有效管理转变以降低阻力，确保计划顺利实施。

**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.**





**黄徐秀梅女士** — 一级土地注册主任(注册服务部)  
**MRS YVONNE WONG,**  
Land Registration Officer I (Registration Services Division)

黄徐秀梅于1990年加入部门，曾参与筹备大型的文件影像处理计划。「当时这项计划面对两大挑战：一是要设计一个流程顺畅和便利操作的全电脑化文件影像处理系统；二是把当时新界数以百万计的文件影像化及数据化。」

为确保部门和承办商顺利交收文件，黄徐秀梅与新界各区注册处同事商讨如何把新界文件的独有特征，例如有些文件涉及不同区域的物业、有些文件因为残缺不全等情况纳入盘点表格中。

为使各区同事清楚项目的要求，他们召开专责会议的密度也相应增加。同事们在了解项目的要求后，于短时间内便把文件的资料全部准确地记录下来交给承办商，让承办商按照部门的要求进行影像处理。当时新界的文件除了纸张质素参差外，亦没有合适位置贴上任何条码贴纸，加上纸张大小不一，在筹划阶段已预计到影像处理过程会有阻滞。

「为了解决这个难题，我们花了很多时间与承办商沟通，提前要求他们提升影像处理流程管控能力，并拟订优化电脑程式设计等措施，尽早预备好解决方案。」在各方的紧密合作下，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，黄徐秀梅(后排左一)与新界大埔区同事的合照。

Yvonne WONG (back row, first left) in a group photo with colleagues from Tai Po, New Territories, in the 1990s.





部门管理层与黄徐秀梅(左三)出席「文件影像处理系统开幕仪式」。

*The management and Yvonne WONG (third left) attended the DIS Inauguration and Cocktail Reception.*

理三亿页土地文件的「文件影像处理系统」于1996年6月推出，完全取代了部门以人手储存和存取纸本文件的运作模式。

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.

黄徐秀梅在今年5月1日退休之前，凭借其管理多个部门主要项目的经验，寄语年轻一辈的同事：

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:

土地注册处经理彭嘉辉(右三)与注册组同事，共同祝贺黄徐秀梅(右四)荣休。  
*Registry Manager, K. F. PANG (third right) and the registration team congratulated Yvonne WONG (fourth right) on her retirement.*



我深深理解整个团队的通力合作是成功完成项目的关键。在参与文件影像处理计划时，我鼓励团队成员积极交流想法，共同探讨问题的最佳解决方案。大家互相尊重，坦诚沟通，充分发挥各自的专长和创造力。在会议上，我鼓励每个人提出自己的建议和改进措施，不同观点的碰撞往往能激发出新的点子。通过大家的共同努力，我们顺利完成了项目，得到了部门和客户的高度赞赏。我深信，只有充分发挥团队的力量，项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.



## 具历史价值的旧土地纪录

位于沙田政府合署的土地注册处档案室于2010年3月成立，收藏超过60,000份批地文件正本，包括政府租契(前称「官契」、集体政府租契(前称「集体官契」、批地条件及新批地条件。这些纪录部分可追溯至1840年代。

## HISTORIC TREASURES OF OLD LAND RECORDS

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.

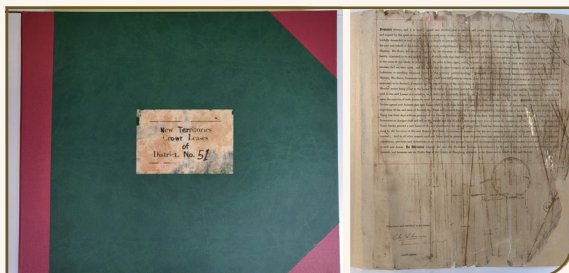


土地注册处一直将保护和保存这些旧土地纪录列为首要工作，并采取了各种预防措施保存这些旧纸本纪录。作为一个试点项目，我们于2021年委聘了顾问为两份集体政府租契提供修复和保护处理。现在被细致保存的集体政府租契更能经得起时间的考验。

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.



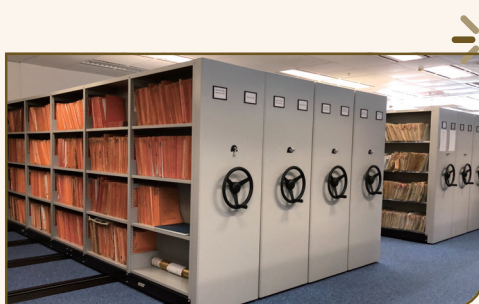
修复前的集体政府租契 Before restoration of BGL



修复后的集体政府租契 After restoration of BGL

作为我们历史珍藏的一部分，现时所有的批地文件存放在24小时的空调环境中，而那些状况较为脆弱的集体政府租契则妥善存放在特别设计的档案盒内。

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：摄影庆祝活动

在过去三十年，土地注册处一直站在香港发展的前端，见证着这个城市的重大变迁。

为庆祝土地注册处营运基金成立三十周年，我们为员工举办了以「见证香港发展，共建美好未来」为主题的摄影比赛，旨在透过参赛者的镜头展示香港的重大发展，并借此增强员工的社区意识和团结精神。

是次比赛设有四个题材组别，分别是「新城旧市」、「香港楼影」、「人文风貌」及「和谐绿色」。我们仔细评审了约240份参赛作品，选出各组的冠、亚、季军共12张得奖相片，并特别于本年报内展现。

这些优秀的得奖作品不但展示了香港城市面貌的变迁，也捕捉了都市人的生活点滴，以及体现我们对香港未来的坚定承诺。

## 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「旧」市 Blending Tradition and Modernity



1

### 渔港隐城中 FISHING PORT HIDDEN IN THE CITY

钟美仪 (注册服务部)  
CHUNG Mei-yee (Registration Services Division)

📍 马湾涌村 Ma Wan Chung Village

在新城飞跃成长下，旧市隐匿其中。  
The old city is immersing within the rapidly growing urban area.



2

### 鲗鱼涌地标「章记楼宇」 “CHEONG K BUILDING”, A LANDMARK IN QUARRY BAY

古颖仪 (管理及客户服务部)  
KU Wing-ye (Management and  
Customer Services Division)

📍 鲗鱼涌滨海街 Pan Hoi Street, Quarry Bay

1950至1960年代著名的「章记楼宇」已  
计划重建。  
The famous “Cheong K Building”  
in 1950s and 1960s is set for  
redevelopment.



3

### 旧墙新貌 REVITALISING THE OLD BUILDING

区今梨 (注册服务部)  
AU Kam-li (Registration Services Division)

📍 太子 Prince Edward

旧建筑物的外墙重新漆画，变成市民  
打卡的新地标。  
The exterior wall of an old  
building is transformed into a  
new photo spot after re-painting.

## 香港「楼」影 Capturing Cityscapes



1

### 城市梦幻之心 DREAMY HEART OF THE CITY

欧婉怡 (法律事务部)  
AU Yuen-ye (Legal Services Division)

📍 中环皇后像广场花园 Statue Square Gardens, Central

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



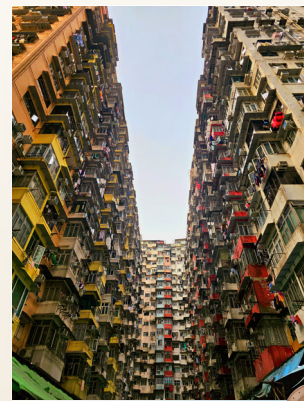
2

### 水中倒影 REFLECTION IN WATER

周伊韞 (注册服务部)  
CHAU Yi-wan (Registration Services Division)

📍 屯门河 Tuen Mun River

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



3

### 五颜六色的变形金刚 COLOURFUL TRANSFORMERS

林洁明 (财务部)  
LAM Kit-ming (Financial Services Division)

📍 鲗鱼涌 Quarry Bay

鲗鱼涌五颜六色的「怪兽大厦」犹如积木方块，  
是电影「变形金刚」的拍摄场地。  
Colorful “Monster Building” resemble  
building blocks in Quarry Bay was a filming  
spot for the movies “Transformers”.

## 人文风貌

### Unveiling Cultural Mosaic



1

#### 七彩闹市 VIBRANT AND BUSTLING CITY

甄家翘 (业权注册执行部)  
YAN Ka-kiu (Title Registration Operation Division)

旺角 Mong Kok

旺角花园街两旁竖立的旧式楼宇与排档构成一幅七彩闹市的景象。  
Old buildings together with the stalls on both sides of Fa Yuen Street in Mong Kok picture a vibrant and bustling city scene.



2

#### 青蛙嘉年华 FROG CARNIVAL

许霆钧 (资讯科技管理部)  
HUI Ting-kwan (Information Technology Management Division)

南丰纱厂 The Mills

活化后的南丰纱厂文化艺术中心标志1960至1970年代香港制造业的辉煌时期。  
The revitalised cultural and arts centre of Mills represents the golden age of Hong Kong's manufacturing industry in the 1960s and 1970s.



3

#### 人蝶结缘 CONNECTION BETWEEN PEOPLE AND BUTTERFLIES

樊逸楠 (注册服务部)  
FAN Yat-nam (Registration Services Division)

湾仔利东街 Lee Tung Avenue, Wan Chai

走过蝴蝶的剪影，交织香港人的生活节奏，齐齐翩翩起舞。  
Walking through the silhouettes of butterflies is part of the daily rhythm of Hong Kong people.



## 和谐绿色

### Embracing Nature in the City



1

#### 大树好遮阴 THE COMFORT OF TREE SHADE

樊逸楠 (注册服务部)  
FAN Yat-nam (Registration Services Division)

赤柱新街 Stanley New Street

大树为劳工们带来清新的气息。  
The big tree brings a refreshing breath to workers.



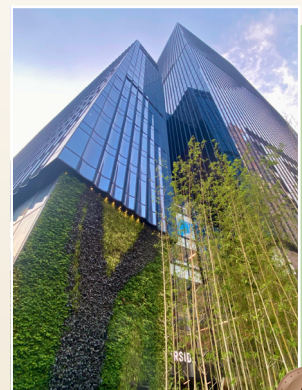
2

#### 繁忙里的宁静 FINDING TRANQUILITY AMIDST THE HUSTLE

林洁明 (财务部)  
LAM Kit-ming (Financial Services Division)

金鐘 Admiralty

「香港公园」作为闹市中的绿洲，为忙碌的城市人带来宁静和放松。  
Hong Kong Park, an oasis in the bustling city, brings tranquility and chill to busy city people.



3

#### 石矢下的绿意 EMBRACING GREENNESS OF THE CONCRETE BUILDING

黄庭芝 (管理及客户服务部)  
WONG Ting-chi (Management and Customer Services Division)

启德AIRSIDE AIRSIDE, Kai Tak

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