

The Implementation Experience of
Land Title Registration System in England: Lessons for Hong Kong and China

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In the past two decades, land title registration system has become an international trend in land administration, as both the United Nations and the World Bank recommended the adoption of such system. The Government in Hong Kong and China also recognize this global trend and their recent policy initiatives to implement land registration systems represent the latest attempts to put their land administration in line with the best international practice. Hong Kong adopted the Land Titles Ordinance in 2004, and a land title registration system is expected to be implemented in near future. Likewise, China is actively progressing towards the implementation of a land title registration system after its adoption of the Property Law in 2007.

In England, the Land Registration Act was adopted in 2002, which represented a milestone development in land title registration legislation. This paper first studies the English system of land title registration as a result of the passage of the 2002 Act. Next, the implementation experience of the Land Registration Act 2002 is evaluated, with particular reference to the conditions in Hong Kong and China. Thirdly, the paper explores what lessons Hong Kong and China can learn from the implementation experience of the English land title registration system. Finally, the paper evaluates the role of land title registration system in facilitating property transactions in a developed economy (i.e. Hong Kong) and a developing economy (i.e. China) respectively.

The research for this paper was fully supported by a grant from the General Research Fund (GRF) (Project No. 753409H) of the Research Grants Council of the Hong Kong Special Administrative Region, China and the HKU Seed Funding Programme for Basic Research (Project No.200611159197)