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**THE LAND REGISTRY**  
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覆函請註明本處檔號

In reply please quote this Ref: LR L&B/1-55/7

來函檔號 Your Ref:

電 話 Tel: 2867 8022

By Email & By Post

7 July 2023

Ms Eileen Tam  
Assistant Director, Practitioners Affairs  
The Law Society of Hong Kong  
3/F Wing On House  
71 Des Voeux Road Central  
Hong Kong

Dear Eileen,

**Registration of lis pendens and court order**

The Land Registry (“Registry”) has from time to time received enquiries from practitioners regarding registrability of lis pendens or court order lodged for registration. In many cases, registration is withheld because the instrument does not clearly refer to the property stated in the memorial, which is the property affected by the legal proceedings.

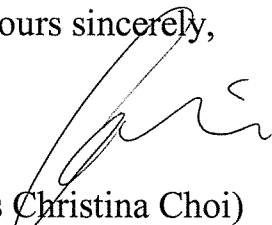
2. The Registry wishes to remind practitioners of its long standing practice that lis pendens or court order which does not relate to land or any interest in land or does not refer to the property stated in the memorial is likely to be withheld from registration. To avoid withholding of registration, practitioners should ensure the property concerned is clearly referred to in the lis pendens or court order. Please note that the Registry needs to be satisfied that the submitted instrument affects the property stated in the memorial before allowing its registration.

3. Notwithstanding the above, to allow for flexibility, the Registry may consider accepting registration of a lis pendens or court order despite the property concerned is not referred to in the instrument if satisfactory evidence is

submitted to prove to the Registry that the instrument affects the property stated in the memorial.

4. Would the Property Committee please inform practitioners the above practice and requirements for registration.

Yours sincerely,



(Ms Christina Choi)  
for Land Registrar