

土地註冊處

香港金鐘道六十六號 金鐘道政府合署二十八樓

圖文傳真: 2596 0281

覆函請註明本處檔號 In reply please quote this Ref.:

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THE LAND REGISTRY

QUEENSWAY GOVERNMENT OFFICES, 28TH FLOOR, 66 QUEENSWAY, HONG KONG.

FAX: 2596 0281

Website: http://www.landreg.gov.hk

20 June 2025

Land Registry Circular Memorandum No. 2/25

Revision of Statutory Registration Fees under the Land Registration Ordinance (Cap. 128)

Pursuant to the Land Registration Fees (Amendment) Regulation 2025 ("Amendment Regulation") which was published in the Gazette under L.N. 79 on 16 May 2025, the fees prescribed under the Schedule to the Land Registration Fees Regulations (Cap. 128B) for registration services provided by the Land Registry ("LR") shall be amended. The revised fees will come into effect in three phases on 16 July 2025 (Phase 1), 1 July 2026 (Phase 2) and 1 July 2027 (Phase 3) respectively. The revised fees to be implemented are detailed at Appendix A.

- 2. The revised fees aim to achieve full cost recovery for registration services provided by the LR on an overall basis as the fees last revised in 1996 have been significantly under-recovered.
- 3. As a result of the Amendment Regulation, the new memorial forms with revised fees specified by the Land Registrar under Regulation 5(1) of the Land Registration Regulations (Cap.128A) ("LRR") ("new memorial forms") were published in the Gazette under G.N.2971 on 16 May 2025. The new memorial forms for Phase 1 should be used for lodging instruments for registration with effect from 16 July 2025. The copies of gazette notices in English are attached as Appendix B for your reference.

New Memorial Forms

- 4. The new pre-printed memorial forms reflecting the revised fees for Phase 1 (effective from 16 July 2025) is available for sale at the Customer Centre of the LR on 19/F, Queensway Government Offices from 23 June 2025¹.
- 5. The new web-based and PDF e-memorial forms will also be available on LR's website for use or download from 1 July 2025 and 16 July 2025 respectively.

Transitional Arrangement

- 6. In accordance with Regulation 5 of the LRR, the revised fees of Phase 1 will apply to instruments with new memorial forms received by LR either in person or by post **after 1.30 p.m. on 15 July 2025**² ("cut-off time"). The existing memorial forms will no longer be accepted for deeds lodgement after the cut-off time.
- 7. For customers delivering instruments for registration with the existing memorial forms by post, please allow sufficient time for postal delivery so that the instruments for registration could be acknowledged receipt by the LR before the cut-off time to avoid return of instruments (without being allotted the memorial number) to the lodging parties for replacement of updated memorial forms.
- 8. For any unopened and unused existing pre-printed memorial forms sold in 100-sheet booklets, they can be exchanged for the new memorial forms from 23 June 2025 at the Customer Centre of the LR. However, no refunds or exchange will be arranged for loose sheets of the existing pre-printed memorial forms.
- 9. Since Phases 2 and 3 registration fees revisions will come into effect on 1 July 2026 and 1 July 2027 respectively with memorial forms to be further updated, customers are advised to estimate their annual consumption and avoid overstocking the new pre-printed memorial forms.

¹ The implementation arrangement for Phases 2 and 3 will be announced nearer the time.

According to Regulation 5(5)(b)(i) of the LRR, for instrument or memorial sent to the Land Registrar by post and are received by the Land Registrar after 1.30 p.m. on any day on which the LR is open to the public, the date of receipt of an instrument will be deemed to be the next following day on which the LR is open to the public.

Enquiries

10. For enquiries, please contact our Customer Service Manager on 3105 0000 or email us at csa@landreg.gov.hk.

(Ms Joyce TAM) Land Registrar

To: All Solicitors

All Government Departments

All IRIS Online Services Subscribers

All Lodgement account holders

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			Effective	Effective	Effective
	Fees in the Schedule to the Land Registration Fees Regulations (Cap.128B)	Existing Fees (\$)	on 16 July 2025	on 1 July 2026	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)—	T ccs (b)	2023	2020	2021
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	Where the amount or value of the consideration or value of the property or share or interest affected— (a) does not exceed \$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

G.N. 2971

LAND REGISTRY

LAND REGISTRATION REGULATIONS (Chapter 128)

FORMS OF MEMORIAL SPECIFIED BY THE LAND REGISTRAR

Pursuant to regulation 5(1) of the Land Registration Regulations, Chapter 128, the following revised forms of Memorial specified by me for use under regulation 5 with effect from 16 July 2025, 1 July 2026 and 1 July 2027 respectively are published for information.

16 May 2025

Joyce TAM Land Registrar

The following revised forms of Memorial are for use under regulation 5 with effect from 16 July 2025

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MEMORIAL of an instrument to be registered in the Land Registry under the Land Registration Ordinance

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The following revised forms of Memorial are for use under regulation 5 with effect from 1 July 2026

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Directifier, if applicable) of transaction	Names of parties (including the language, if known) 各方的姓名	names in the	Chines	e iii	dentifica lo./Trave 印涉及業績	tion Num Docum 權轉變·	nbers of pa ent No./Co 講註明各方	arties (Id ompany 的身分講	lentity Card No./etc.) 別號碼(身分	(Ass Assi 各方	ignor/ gnee/etc.) 的身分(出讓人、受讓	and capacities in relation to, the premises 各方在處
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於 20	Names of parties (including the language, if known) 各方的姓名姓名或名稱) Memorial number (including district identifier, if applicable) of transaction satisfied 法僧付的文章	names in the 或名稱(包括所	Chines	e iii	dentifica lo./Trave 印涉及業績	tion Num Docum 權轉變·	nbers of pa ent No./Co 講註明各方	arties (Id ompany 的身分講	Jentity Card No.Jetc.) 別號縣(身分	(Assi 各方 人等	ignor/ gnee/etc.) 的身分(出議人、受護)	and capacities in relation to, the premises 各方在處所的各別份數和身分
爲(建師行名称)	Names of parties (including the language, if known) 各方的姓名姓名或名稱) Memorial number (including district identifier, if applicable) of transaction satisfied 被價付的文章之間确実編號(包括地區傳講代號・知適用)	names in the 或名稱(包括所	e Chines 知悉的中	e li	dentifica bo./Trave 如涉及禁 正號碼、)	tion Number of	nbers of p eent No./Cc 講註明各方 課機碼、公司	urties (Id) 即为分词 知题等)	Stamp Office 印花稅署文書	(Ass Assi)	ignor/ gnee/etc.) 的身分(出讓人、受讓)	and capacities in relation to, the premises 各方在處所的各別份數和身分 Stamp Duty 印花稅 \$
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在此核實上述註冊摘要,是錄載其內所列各項詳情的確當真實敘述,以符合《土地註冊規例》的規定。	Names of parties (including the language, if known) 各方的姓名姓名或名稱) Memorial number (including district identifier, if applicable) of transaction asteried 榜僚付的文章之註明确更高(包括地區傳講代數・知識用) On this	code n m	e Chines 知悉的中		dentifica lo./Trave 如涉及禁 正號碼、)	tion Numited	nbers of pa ent No./Cc 講註明各方。 強騰碼、公司	rties (Id 附为身分 調養數等)	Stamp Office 印花税署文書	(Ass Assi Assi Assi Assi Assi Assi Assi	ignor/gnee/etc.) 的身分(出讓人丶受讓) nent Reference No.	and capacities in relation to, the premises 各方在處所的各別份數和身分 Stamp Duty 印花稅 \$
	Names of parties (including the language, if known) 各方的姓名姓名或名稱) Memorial number (including district identifier, if applicable) of transaction satisfied 接信付的文書之註冊換更細(包括地區傳講代號・如適用) On this	code n	e Chines 知悉的中 · 本人(dentifica ło./Trave lo./Trave lo./** 正號碼 `)	tion Number of	nbers of pa ent No./Cc 請註明各方。 號碼、公司	urties (Id mpap 分類 組織被等)	entity Card No./etc.) (別號碼(身分 印花稅署文書	(Ass Assi Asi Asi Asi Asi Asi Asi Asi Asi	ignor/ gnee/etc.) 的身分(出讓人、受讓)	and capacities in relation to, the premises 各方在處所的各別份數和身分 Stamp Duty 印花稅 \$

Solicitors Code of lodging firm		Please tic	k the ann	ronriate h	OY 随意辉煌	会逼方纹	Other (please spec	16.4	
交付文書律師行的律師代號	Registration Fee	1 1-				П	其他 (請註明)	y/	
	註冊費用 \$30	_		_	\$2000	\$3540	\$	*	
	Nature and object	ct of the ir	strume	nt 文書的	竹性質及	目的			
i di c									
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名 Address (if applicable; inclui	ling the address in	n the Chine	ese lang	uage, if I	(nown)	也址 (如:適用	1 · 包括所知器的	中文地址)	
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Address (if applicable; included by the instrument of polyment of	THE LANGE CHIL	Hujeo /							
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SE COLVERNOSION SEPANAS									
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							:.) 如涉及業權 証號碼、旅行証	Assignee/etc.) 各方的身分(出讓人、受	premises 各方在處所的各 別份數和身分
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				公司編號))) (Fe / Fe/ / / / / / / / / / / / / / / /	MILJULWS DA JRIL	護人等)	77777
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Memorial number (including district c identifier, if applicable) of transaction satisfied 被信付的文言之註冊級要編號 (您該每應應應使說代說,如應用) On this	目,本人		牛號碼、·	公司編建 me)	等)		Stamp Office Ins 印花税署文書編號	trument Reference No.	Stamp Duty 節花兒 \$
Memorial number (including district c identifier, if applicable) of transaction satisfied 检旗符的文赞之註冊級更編號(如該地區即進作號:如應用)On this	日,本人	20(姓名)	牛號碼、	公司編號: me)	等)		Stamp Office Ins 印花稅著文書編製	trument Reference No.	Stamp Duty 節花螅 \$ * duly authorised by the
Memorial number (including district c identifier, if applicable) of transaction satisfied 総依付的文書之註冊級要編號 (包括地區標準代施・加速用)	日,本人		牛號碼、·	公司编辑 me)	*		Stamp Office Ins 印花稅著文書編號	trument Reference No.	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Memorial number (including district c identifier, if applicable) of transaction satisfied 总统付的文章之比無板要編號 (如該地區摩據代總・如達用) On this	日・本人		生読碼、:	から	等)		Stamp Office Ins 印花税署文書編製 hereby 珍様的小師人	trument Reference No.	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$

MEMORIAL of an instrument to be registered in the Land Registry under the Land Registration Ordinance

依據土地註冊條例在土地註冊處註冊的文書之註冊摘要

Solicitors Code of lodging firm 交付文書律師行的律師代號 Registration Fee 註冊費用 \$305	Please tick the appropriate box 論選擇合遍方格	Other (please specify) 其他 (講註明)	
\$303	of the instrument 文書的性質及目的	¦ Φ	
Property Reference Number (if any) 物業參考	齲號 (如有的話)		
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Address (if applicable; including the address in	n the Chinese language, if known) 地址 (如適用, 包括所知悉的中文地址)	
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ke wigh and the instrument with the instrumen	738788)		
Lot Number(s) 地段編號	-		
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Date of / /	Consideration 代價		
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Names of parties (including the names in the Chines language, if known)	e In case of change of ownership, please spec Identification Numbers of parties (Identity Ca		Respective shares in, and capacities in relation to, the
各方的姓名或名稱 (包括所知悉的中文姓名或名稱)	Travel Document No./Company No./etc.) 如涉及療 請註明各方的身分離別號碼(身分証號碼、旅行語	確轉型, 各方的勢分(出讓人・受讓人	premises 各方在處所的 各別份數和身分
	公司編號等)	4)	日的功能和努力
	4		
Memorial number (including district code identifier, if applicable) of transaction		Stamp Office Instrument Reference No. 印花稅署文書編號	Stamp Duty 印花税
satisfied 被價付的文書之註冊摘要繼號 (包括地區標識代號,如適用)			\$
Certified on this day of	20	that the foregoing Memorial contains	a just and true account
於 20 年 年 of the several particulars therein set forth as required.		日經核實上述註冊摘要,是錄載 。	以 其内所列
各項詳情的確當真實敘述,以符合《土地註冊規例》		o.	
		for Land Registrar 土地註冊處處長	The state of the s
LR152C serial no.:			代行)

Solicitors Code of lodging firm 交付文書律師行的律師代號 Property Reference Number	Fee 註冊費用 \$305 \$3* Nature and object of the	75 \$605 \$1000 \$2000 \$354ie instrument 文書的性質及目的	其他 (請註明)	cally)	
Address (if applicable; including a satisficted by the instrument to the instrument	ing the address in the Ch	ninese language, if known) ਮੈਲੇਸ਼ੇ (ਤੋਂਹ)	適用・包括所知悉的	中文地址)	
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	/ Inth 月 Year 年	Consideration 代價			
Names of parties (including the n language, if known) 各方的姓名或 姓名或名稱)	ames in the Chinese 名稱 (包括所知悉的中文	In case of change of ownership, identification Numbers of parties in Travel Document No./Company No 轉變,請註明各方的身分識別號碼(身件號碼、公司編號等)	Identity Card No./ /etc.) 如涉及業權	Status of parties (Assignor/ Assignee/etc.) 各方的身分(出讓人、受 讓人等)	Respective shares in, and capacities in relation to, the premises 各方在處所的各別份數和身分
	ar.				
Memorial number (including district co identifier, if applicable) of transaction satisfied 被實行的文書之註冊摘要編號 (包括地區標識代號・如通用)	de		Stamp Office Ins 印花税署文書編號	trument Reference No. t	Stamp Duty 印花稅 \$
L (name)	現居於《地 nly and sincerely affirm* t llations. g的註冊摘要,是錄載其序 this day of	that the foregoing Memorial contains	a just and true acco 以符合《土地註册》	ount of the several particular	***************************************

* Delete whichever is inappropriate

The following revised forms of Memorial are for use under regulation 5 with effect from 1 July 2027

Solicitors Code of lodging firm 交付文書律師行的律師代號	Registration Please Fee	10 \$700 \$1000 \$2000 \$4750 instrument 文書的性質及目的	Other (please s 其他(讀註明		
We address (if applicable; inclusions affected by the instrument of the instrument		ninese language, if known) 地址 (如	適用・包括所知	悉的中文地址)	
Set Lot Number(s) 地段編號					
	/ Year 年	Consideration 代價			
Names of parties (including the language, if known) 各方的姓名 姓名或名稱)		In case of change of ownership, p Identification Numbers of parties i No./Travel Document No./Compan 如涉及業權轉變・講註明各方的身分 証號碼、旅行証件號碼、公司編號等	(Identity Card y No./etc.) 識別號碼(身分	Status of parties (Assignor/ Assignee/etc.) 各方的身分(出讓人、受讓 人等)	Respective shares in, and capacities in relation to, the premises 各方在處 所的各別份數和身分
	*				
Memorial number (including district identifier, if applicable) of transaction satisfied 被價付的文書之註冊摘要編號 (包括地區標識代號・如適用)	1		Stamp Office 印花稅署文書	Instrument Reference No. 編號	Stamp Duty 印花税 \$
On this	日,本人(姓名 morial contains a just and tru	i)l (name)	ein set forth as re		Hong Kong, Solicitor 的香港律師

	olicitors Code of lodging firm 付文書律師行的律師代號 Property Reference Number	Fee 日 注册受用 \$355 S	5510 \$700 :	opriate box 請選擇名	□ \$4750	Other (please speci 其他(論註明) \$		
Premises affected by the instrument 受文書影響的處所	Address (if applicable; included in the second in	ding the address in the	Chinese langua	age, if known) 地	址 (如適用	• 包括所知悉的中	中文地址)	
Premises affected	Undivided Shares (if any) 所f Lot Number(s) 地段編號	占的不分割份數 (如有的混)					
ins 文i		onth 月 Year 年	Considerat					
lan	mes of parties (including the r guage, if known) 各方的姓名或: 或名稱)		# Identification	change of owners on Numbers of par ument No./Compar 明各方的身分識別 司編號等)	rties (Iden ny NoJetc.)	tity Card No./) 如涉及業權 E號碼、旅行証	Status of parties (Assignor/ Assignee/etc.) 各方的身分(出讓人、受 讓人等)	Respective shares in, and capacities in relation to, the premises 各方在處所的各別份數和身分
iden	norial number (Including district co hiffier, if applicable) of transaction sfied 被價付的文書之註冊捣要編號 5地區標題代驗・如適用)	de				Stamp Office Instr 印花稅署文書編號	ument Reference No.	Stamp Duty 印花税
On th 於 20 (rank) (職級 (head (部門 and tr	is	日・本人(姓名	uired by the Lan			hereby ce	rtify that the foregoing N	r duly authorised by the

MEMORIAL of an instrument to be registered in the Land Registry under the Land Registration Ordinance

依據土地註冊條例在土地註冊處註冊的文書之註冊摘要

Solicitors Code of lodging firm 交付文書律師行的律師代號	Fee	e tick the appropriate box 請選擇合	其他 (讀記	lease specify) 主明)	
	Nature and object of	the instrument 文書的性質及			
				**	
		(Imple to the			
Property Reference Number	er (if any) 物業參考編號	(如有的話)			
Address (if applicable: inclu	uding the address in the	e Chinese language, if known	\ ₩₩/m簿用 句	 任能如要於中文排刊\	
	iding the address in the	e Chinese language, il known	у леяц (жилель, е	3677和放战中人地址)	
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Premises affected by the instrument (東文語) Tundivided Shares (if any) 的 Lot Number(s) 地段編號	f佔的不分割份數 (如有的	5話)			
affec					
Lot Number(s) 地段編號		·			······
Pa					
Date of /	/	Consideration 代價			
instrument / Day 日 Mont	h月 Year 年				
	* *				
Names of parties (including the	names in the Chinese	In case of change of ownership, pl Identification Numbers of parties		Status of parties (Assignor/ Assignee/ etc.)	Respective shares in, and capacities in relation to, the
language, if known) 各方的姓名或名稱 (包括所知悉	的中文姓名或名稱)	Travel Document No./Company No./etc. 講註明各方的身分識別號碼(身分証號) 如涉及業權轉變, 碼、旅行証件號碼、	各方的身分 (出讓人、受讓人等)	premises 各方在處所的 各別份數和身分
		公司緘號等)		4)	E DU DI SATURO DI
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	(%)				
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Memorial number (including distriction identifier, if applicable) of transaction	on			Office Instrument Reference No. 屬文書編號	Stamp Duty 印花稅
satisfied 被價付的文書之註冊摘要編 (包括地區標識代號, 如適用)	5	NAME OF THE OWNER O			\$
Certified on this 於 20	day of			foregoing Memorial contains	
of the several particulars therei				日經核實上述註冊摘要,是錄 輩	K 유 (기계계
各項詳情的確當真實敘述, 以符			g=		
				for Land Registrar 土地註冊處處長	
LR152C serial no.:					代行)

Solicitors Code of lodging firm 交付文書律師行的律師代號	Fee	e tick the appropriate box 請選擇合適方格	Other (please spec 其他 (請註明) \$	rfy)	
Property Reference Number (if any) 物業參考網號 (如有的話)					
Address (if applicable; included the property of the property		ninese language, if known} 地址 知 適	用、包括所知器的	中文地址)	
<u>ā.</u>					
Date of instrument / 文書日期 Day 日 Mo	/ Year 年	Consideration 代價	AMARIA MARIA		
Names of parties (including the n language, if known) 各方的姓名或 姓名或名稱)	ames in the Chinese 名稱(包括所知悉的中文	In case of change of ownership, ple Identification Numbers of parties (Id- Travel Document No/Company No/et 轉變,請註明各方的身分識別號碼身分 件號碼。公司編號等)	entity Card No./ tc.) 如涉及業權	Status of parties (Assignor/ Assignee/etc.) 各方的身分(出讓人、受 讓人等)	Respective shares in, and capacities in relation to, the premises 各方在處所的各別份數和身分
Memorial number (including district co identifier, if applicable) of transaction satisfied 被简付的文書之註冊詢要編號	de		Stamp Office Inst	rument Reference No.	Stamp Duty 印花税
(包括地區標識代裝・如適用)	of Inddrace)		<u> </u>	***************************************	\$ Uses Vous
本人(姓名)do hereby make oath and say / solem required by the Land Registration Reg	現居於(地 inly and sincerely affirm* (ulations 進的註冊摘要、是錄載其內 y this day of	that the foregoing Memorial contains a 内所列的各項評情的確當真實敘述,以 20) 在土地註冊處作出。)	just and true accor	unt of the several particul	

* Delete whichever is inappropriate