

CONTENTS

<i>Foreword</i>	v
<i>Preface to the Third Edition</i>	vii
<i>About the Authors</i>	ix
<i>Contents</i>	xi
<i>Table of Abbreviations</i>	xv
<i>Table of Cases</i>	xvii
<i>Table of Statutes</i>	lxix
<i>Table of Subsidiary Legislation</i>	lxxix
<i>Table of Foreign Legislation</i>	lxxxi
<i>Table of Foreign Subsidiary Legislation</i>	lxxxv
<i>Index</i>	875
Chapter 1 Tenures, Estates, Land and Property	1
1 Tenure.....	3
2 Estates	5
3 Land	11
4 Property.....	33
5 Land Administration	56
Chapter 2 Sale of Land	61
1 Stage One: Pre-formal Contract.....	61
2 Stage Two: Contract.....	69
3 Stage Three: Between Contract and Completion.....	82
4 Stage Four: Completion	89
5 Stage Five: Post-completion	89
6 Cases Where a Contract May Not be Necessary.....	89
Chapter 3 Proprietary Estoppel	95
1 Introduction.....	95
2 Elements of Proprietary Estoppel	96
3 Satisfying Proprietary Estoppel	130
Chapter 4 Trust	153
1 What is a Trust?.....	153
2 The Origin of Trusts.....	154
3 The Binding Effect of a Trust	156
4 Ascertaining Beneficial Ownership	157
5 Conveyancing Classification.....	218
Chapter 5 Limitation Ordinance and Adverse Possession	219
1 Effects of Limitation Ordinance on Present Interests	222

2	Effects of Limitation Ordinance on Future Interests.....	255
3	Effects of Limitation Ordinance on Leasehold Interests.....	256
4	Adverse Possession in Multi-storey Buildings	272
5	Effects of Limitation Ordinance on Land Held on Trust.....	273
6	Claims Through Government.....	275
7	Postponement of Limitation Period	276
8	Preventing Time from Running/Starting Time to Run Afresh.....	278
9	Remedies.....	281
10	Challenges to Adverse Possession	281
Chapter 6	Priority	287
1	Introduction.....	287
2	Outline of Approach to Priority	290
3	Priority at Common Law.....	291
4	Priority Under Land Registration Ordinance.....	315
5	Reform	360
Chapter 7	Leases.....	377
1	Introduction.....	377
2	Definition	378
3	Basic Requirements for a Lease and Distinction Between Lease and Licence.....	385
4	Types of Lease	410
5	Creation of Leases.....	415
6	Assignment of Leases and Reversion.....	422
7	Determining a Lease	422
8	Statutory Control on Private Sector Housing.....	429
Chapter 8	Leasehold Covenants.....	435
1	Introduction.....	435
2	Covenants by the Landlord	435
3	Covenants by the Tenant	439
4	Usual Covenants	443
5	Enforcement of Covenants in a Legal Lease	444
6	Enforcement of Covenants in an Equitable Lease ..	462
7	Remedies for Breach of Covenants.....	464
8	Discharge of Leasehold Covenants: Abandonment	486
9	Mesne Profits	486
Chapter 9	Licences	489
1	Introduction.....	489

2	Types of Licences.....	491
3	Enforceability of a Licence Against Third Parties.....	512
4	The Future of Licences	521
5	Licences, Proprietary Estoppel and Constructive Trusts	522
Chapter 10	Co-Ownership.....	527
1	Trusts and Co-ownership	527
2	Types of Co-ownership	532
3	How to Distinguish Between Joint Tenancy and Tenancy in Common	542
4	Transfer of Legal Estate in Co-owned Land	545
5	Disposition of Co-owned Equitable Interests	546
6	Limitations on the Co-owners' Rights of Occupation	546
7	Severance of Joint Tenancy.....	547
8	Destruction of Co-ownership.....	559
9	Co-ownership and Multi-storey Building	575
Chapter 11	Successive Interests	577
1	Settlements.....	577
2	Chinese Customary Trusts	581
Chapter 12	Rule Against Perpetuities.....	589
1	Introduction.....	589
2	The Common Law Rule.....	589
3	Statutory Modifications.....	603
4	Hong Kong Implications.....	608
Chapter 13	Land Covenants.....	611
1	Between Original Covenantor and Original Covenantee.....	615
2	Enforcement of Land Covenants Under Section 41.....	621
3	Enforcement of Land Covenants in Cases Where Section 41 Does Not Apply	629
4	Remedies For Breach of Covenants.....	657
5	Discharge and Modification of Covenants.....	659
Chapter 14	Easements.....	663
1	Nature of Easements	663
2	Acquisition of Easements.....	677
3	Enforceability of Easements	707
4	Extinguishment of Easements.....	709

Contents

Chapter 15 Mortgages.....	713
1 Introduction.....	713
2 Creation of Legal Mortgages or Charges.....	714
3 Creation of Equitable Mortgages.....	716
4 Fixed and Floating Charges.....	718
5 Protections and Rights of Mortgagors.....	719
6 Rights of Legal Mortgagees and Chargees.....	767
7 Remedies Available to Equitable Mortgagee.....	799
8 Remedies Available to Equitable Chargee.....	800
9 Priorities.....	800
10 Discharge of Mortgages.....	818
Chapter 16 Multi-storey Building Management.....	819
1 Introduction.....	819
2 Distribution of Management Responsibilities.....	820
3 Incorporation of Owners.....	826
4 Post-incorporation Management.....	850
5 Jurisdiction of the Lands Tribunal.....	872
6 Conclusion.....	873