

## PREFACE TO THE FIRST EDITION

Students of Hong Kong law have had for many years to rely on textbooks from other jurisdictions. They have thus not only had to deal with understanding the law but also with translating the law from another jurisdiction into the Hong Kong position. Fortunately this problem is being addressed with the increasing number of textbooks being produced on Hong Kong law. This book is intended to help fill the gap in the area of land law.

There is little research available on land law in Hong Kong so a lot of the research that went into this book felt a little like treading in the dark. The temptation is to start with the English position and then chart the differences. Thus an attempt has been made to try and point out the differences between the law in Hong Kong and England and to make cross-reference to the equivalent English statutory provisions where relevant. This will help the student who wishes to use this book in conjunction with one of the standard English works. However, there are so many differences appearing between English land law and the law in Hong Kong that in some areas it is more useful to look at other common law jurisdictions. A concerted effort has therefore been made to look at the position in other common law jurisdictions where this seemed helpful.

This book is intended for students and thus its aim has been simplicity. The format of the book is also intended to assist the student. So often it is helpful to illustrate a point by reference to a case so that the law can be seen in context. For this reason short extracts of the case have been incorporated into the text and reference made to the salient points of the judgment. These extracts are not intended as a substitute for reading the case report itself. However, where the case is unreported, as so many Hong Kong land law cases are, it is appreciated that the student may have difficulty in tracking down the full report.

This book would never have seen the light of day without the help of many other people. There have been my colleagues, Robyn Martin who encouraged me to undertake the project, and Judith Sihombing who made so many helpful comments on the early drafts. Although I managed to type the text with my two fingers, the office staff at the Law Faculty at Hong Kong University have been very patient in printing the numerous drafts and the final manuscript. The editors at Longman have had a mammoth job in making sense of that final manuscript. But perhaps the biggest thank you must go to my family and in particular my children who had to put up with the trauma that goes into writing a book.

Last but not least the law is stated as at March 1991. Unfortunately it has not been possible to incorporate all the changes in the law since that date.

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