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PREFACE TO THE SECOND EDITION

I have been both moved and surprised by the overwhelmingly positive response that the first edition of this book has received since it came out in 1998.

A topic such as this one will always be a work in progress because of the continuing stream of new Government Practice Notes and policy reviews, court cases as well as new legislation that all touch on land.

Only Section I of the first edition, which relates to the historical aspects, remains unchanged. There are some substantial and significant changes to the other sections, including a completely new Section IV to describe the very latest development in land administration matters.

I have also taken advantage of the fact that the Hong Kong government is now very much wired to the net and all departments have excellent websites. This has removed the necessity of copying Department Practice Notes as they are easily obtainable on the internet. The following websites are particularly useful:

- General Government: www.info.gov.hk
- Lands Department: www.landsd.gov.hk
- Planning Department: www.pland.gov.hk
- Legislation: www.justice.gov.hk

Again my thanks are due to my good friend John Davison for giving me access to his firm's legal library and also for acting as my proof reader to ensure the highest degree of accuracy in my legal interpretations.

Also a big thank you to my secretary Margaret Ho for her unfailing good humour as each chapter was changed, amended and then changed again!

As before if there are any mistakes, they are entirely my responsibility.

December 2007