

**PCLL Conversion Examination
June 2024 Examiner's Comments
Hong Kong Land Law**

The questions set were all problem-based which covered a wide range of Land Law topics and required candidates to demonstrate a sound knowledge of various Hong Kong-specific statutory provisions and decided cases and apply them to the facts given. The issues covered by the questions were not very difficult to spot. Some candidates did very well and scored high marks. Most of the weaker candidates displayed the same problems that I mentioned in my Examiner's Report submitted on 29th February 2024, that is: (1) failure to read the facts supplied in the questions properly; (2) failure to cite relevant statutory provisions and/or decided cases to support their answers; and (3) poor or complete lack of knowledge of basic land law principles. A few candidates could only manage to write a few lines in a 90-minute examination, probably because they have not even studied "Land Law" yet in their own ongoing non-Hong Kong degree courses!