



**TITLE**

Registration 業權註冊

## 近期發展

### 諮詢持份者《土地業權條例》下的轉換、更正及彌償安排

年內，本處繼續與持份者磋商，以處理尚未解決的事宜，包括把現有土地及物業納入業權註冊制度，以及在《土地業權條例》下的更正及彌償安排。本處已與消費者委員會、鄉議局、香港銀行公會、香港產業交易法律學會和香港律師會就《土地業權條例》的最新發展交流意見。我們亦召開《土地業權條例》督導委員會和《土地業權條例》檢討委員會會議，就先行在新土地實行業權註冊制度的方案（「新土地先行」方案），以及建議的「兩階段轉換機制」進行討論和交換意見。本處亦與上述委員會成員分享我們就數個具有普通法背景的海外司法管轄區業權註冊法例的最新發展及其採用的優良措施的中期研究結果。該兩個委員會的成員名單分別載於附件II(d)及(e)。本處會繼續與持份者緊密聯繫，進一步優化「新土地先行」方案，並解決「兩階段轉換機制」尚存的問題，務求取得大致共識，使業權註冊制度能早日在香港實施。

### 檢討《土地業權條例》及擬備《土地業權(修訂)條例草案》

我們會因應與各持份者關於建議轉換方案和更正及彌償安排的討論所帶來的轉變，繼續擬備《土地業權(修訂)條例草案》。我們並就一些在《土地業權條例》中找出的技術性問題進行檢視。我們亦一直與相關的政府部門聯繫，以處理及解決《土地業權條例》與有關政府部門轄下法例之間互相影響的問題。

## 未來計劃

我們會繼續與各持份者及相關政府部門緊密合作，以解決任何與《土地業權條例》修訂建議相關的事宜。我們也會完成就數個具普通法背景的海外司法管轄區業權註冊法例的最新發展及其採用的優良措施的研究，以優化我們的修訂建議。我們亦會致力與主要持份者就「新土地先行」方案達成共識，使香港能早日實施業權註冊。

## Recent Development

### Stakeholder Consultation on Conversion, Rectification and Indemnity Arrangements under LTO

During the year, we have kept up with our engagement with stakeholders to resolve the outstanding issues including the mechanism of converting existing land and properties to the title registration system, and the rectification and indemnity arrangements under the LTO. We have met with the Consumer Council, the Heung Yee Kuk, the Hong Kong Association of Banks, the Hong Kong Conveyancing and Property Law Association Limited, and the Law Society of Hong Kong to exchange views on the latest development of LTO. Meetings were also held with the Land Titles Ordinance Steering Committee (LTOSC) and the Land Titles Ordinance Review Committee (LTORC) for discussing and exchanging views on the proposal of implementing title registration on new land first ("new land first" proposal) and the proposed Two-Stage Conversion Mechanism. We also shared with LTOSC and LTORC members the interim findings of our study of the latest developments regarding title registration legislations and good practices being adopted in several overseas jurisdictions with common law background. The membership lists of the LTOSC and LTORC are at Annexes II (d) and (e) respectively. We will continue to liaise closely with stakeholders to further refine the "new land first" proposal and resolve any outstanding issues under the proposed Two-Stage Conversion Mechanism so as to forge broad consensus for early implementation of the title registration system in Hong Kong.

### Review of LTO and Preparation of LT(A)B

Preparation of the LT(A)B is in progress taking into account the changes to the proposed conversion, rectification and indemnity arrangements brought about by ongoing discussions with stakeholders. Some other technical issues in the LTO have been identified and are being reviewed. We have also been liaising with relevant Government departments to address and resolve interface issues between the LTO and the legislations under their purview.

## Future Plan

We will continue to work closely with stakeholders and relevant Government departments to address any issues on the proposed amendments to the LTO. We will complete the study of the latest developments regarding title registration legislations and good practices being adopted in several overseas jurisdictions with common law background with a view to enhancing our amendment proposals. We will also endeavour to forge consensus among the key stakeholders on the "new land first" proposal to enable early implementation of title registration in Hong Kong.