



TITLE

Registration 业权注册

近期发展

咨询持份者《土地业权条例》下的转换、更正及弥偿安排

年内，本处继续与持份者磋商，以处理尚未解决的事宜，包括把现有土地及物业纳入业权注册制度，以及在《土地业权条例》下的更正及弥偿安排。本处已与消费者委员会、乡议局、香港银行公会、香港产业交易法律学会和香港律师会就《土地业权条例》的最新发展交流意见。我们亦召开《土地业权条例》督导委员会和《土地业权条例》检讨委员会会议，就先行在新土地实行业权注册制度的方案（「新土地先行」方案），以及建议的「两阶段转换机制」进行讨论和交换意见。本处亦与上述委员会成员分享我们就数个具有普通法背景的海外司法管辖区业权注册法例的最新发展及其采用的优良措施的中期研究结果。该两个委员会的成员名单分别载于附件II(d)及(e)。本处会继续与持份者紧密联系，进一步优化「新土地先行」方案，并解决「两阶段转换机制」尚存的问题，务求取得大致共识，使业权注册制度能早日在香港实施。

检讨《土地业权条例》及拟备《土地业权(修订)条例草案》

我们会因应与各持份者关于建议转换方案和更正及弥偿安排的讨论所带来的转变，继续拟备《土地业权(修订)条例草案》。我们并就一些在《土地业权条例》中找出的技术性问题进行检视。我们亦一直与相关的政府部门联系，以处理及解决《土地业权条例》与有关政府部门辖下法例之间互相影响的问题。

未来计划

我们会继续与各持份者及相关政府部门紧密合作，以解决任何与《土地业权条例》修订建议相关的事宜。我们也会完成就数个具普通法背景的海外司法管辖区业权注册法例的最新发展及其采用的优良措施的研究，以优化我们的修订建议。我们亦会致力与主要持份者就「新土地先行」方案达成共识，使香港能早日实行业权注册。

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.