

TITLE Registration

業權註冊



近期發展

諮詢持份者「新土地先行」方案及《土地業權條例》修訂建議

年內，本處繼續與持份者磋商，以就先行在新批出的土地實施業權註冊的方案(即「新土地先行」方案)達成普遍共識。我們已經與香港律師會、地產代理監管局及消費者委員會就《土地業權條例》的最新發展和「新土地先行」方案交流意見。

我們亦與香港律師會舉行會議，介紹在《土地業權條例》下常見的物業轉易的模擬運作，讓他們更了解業權註冊制度下的預期運作。

此外，我們已完成對數個海外司法管轄區的業權註冊法例及其採用的優良措施的研究工作。本處並召開了《土地業權條例》督導委員會和《土地業權條例》檢討委員會的會議，就「新土地先行」方案、海外司法管轄區研究報告及《土地業權條例》相關的修訂建議進行討論。

Recent Development

Stakeholder Consultation on “New Land First” Proposal and Proposed Amendments to the LTO

During the year, we have continued with our engagement with stakeholders to achieve general consensus on the proposal of implementing title registration on newly granted land first (“new land first” proposal). We have met with the Law Society of Hong Kong, the Estate Agents Authority and the Consumer Council to exchange views on the latest development of LTO and the “new land first” proposal.

A meeting was also held with the Law Society of Hong Kong for conducting a dummy run of typical transactions under the LTO to give them a better understanding of the likely operation of the TRS.

The study of title registration legislation and good practices in some overseas jurisdictions was completed. Meetings of the Land Titles Ordinance Steering Committee (LTOSC) and the Land Titles Ordinance Review Committee (LTORC) were convened for discussing the “new land first” proposal, the overseas jurisdictions study report as well as pertinent proposed amendments to the LTO.





雖然所有主要持份者對「新土地先行」方案均表示支持，但仍有尚待解決的事宜，包括彌償安排、警告書機制等。

While all key stakeholders have indicated support for the “new land first” proposal, there are still issues to be resolved, including the indemnity arrangements, the caution mechanism, etc.

我們會繼續與主要持份者緊密聯繫，以回應他們的關注，並就落實「新土地先行」方案的細節取得共識。

We will continue to liaise closely with the key stakeholders to address their concern and to reach agreement on the details for implementing the “new land first” proposal.

《土地業權條例》督導委員會和《土地業權條例》檢討委員會的成員名單分別載於附件II (d)及(e)。

The membership lists of the LTOSC and LTORC are at Annexes II (d) and (e) respectively.



檢討《土地業權條例》及擬備《土地業權(修訂)條例草案》

業權註冊制度本質上十分複雜，涉及繁複的法律問題，並且影響深遠。我們正檢視從《土地業權條例》中找出的法律和技術性問題，並繼續擬備為引進《土地業權(修訂)條例草案》的立法工作。

未來計劃

我們會繼續與主要持份者及相關政府部門磋商，進一步優化「新土地先行」方案及敲定《土地業權條例》相關的修訂建議，使香港能早日實施業權註冊。與此同時，我們會繼續與主要持份者緊密合作，處理就現有土地和物業轉換至業權註冊制度的機制下尚未解決的事宜。

Review of LTO and Preparation of LT(A)B

The TRS is inherently complicated as it involves complex legal issues and carries significant implications. Legal and other technical issues in the LTO that have been identified are being reviewed. Preparation of the legislative work for the introduction of the LT(A)B is in progress.

Future Plan

We will continue to engage the key stakeholders and relevant Government departments to further refine the “new land first” proposal and finalise the proposed pertinent amendments to the LTO for early implementation of title registration in Hong Kong. In parallel, we will continue to work closely with the key stakeholders to resolve the outstanding issues regarding the mechanism of converting existing land and properties to the TRS.

