



邁向 **業權註冊**

Moving Towards

TITLE REGISTRATION

香港現行的土地註冊制度是按照《土地註冊條例》(第128章)實施的契約註冊制度。此制度可規管土地登記冊內已註冊文書的優先次序，但不提供土地業權的保證。

在2004年通過的《土地業權條例》(第585章)(《業權條例》)旨在實施業權註冊制度，為土地業權提供更大明確性和簡化物業轉易程序。

在立法會的要求下，政府承諾在《業權條例》生效前進行全面檢討，並諮詢主要持份者的意見。

《業權條例》制定後，涵蓋主要持份者代表的《業權條例》督導委員會(督導委員會)及《業權條例》檢討委員會(檢討委員會)相繼成立，負責督導和推展《業權條例》的檢討工作。督導委員會和檢討委員會的成員名單分別載於附件II(d)及(e)。

雖然主要持份者尚未就把現有土地轉換為業權註冊制度下註冊土地的機制達成共識，但他們對先行在新批出土地實施土地業權註冊制度的方案(即「新土地先行」方案)表示支持。

此方案的實施有助政府和主要持份者累積從運作新制度取得的實際經驗及建立公眾對此制度的信心，以便於稍後階段進一步商討現有土地的轉換機制並達成共識。

The present land registration system in Hong Kong is a deeds registration system operating under the Land Registration Ordinance (Cap. 128), which governs the priority of registered instruments in the land register but gives no guarantee of title to land.

The Land Titles Ordinance (Cap. 585) (LTO) was passed in 2004 to implement a title registration system (TRS) to provide greater certainty of title to land and simplify conveyancing procedures.

At the request of the Legislative Council (LegCo), the Government undertook to conduct a comprehensive review of the LTO in consultation with key stakeholders before its commencement.

After the enactment of the LTO, the LTO Steering Committee (LTOSC) and the LTO Review Committee (LTORC), comprising representatives of key stakeholders, were set up to steer and carry out the review of the LTO. The membership lists of the LTOSC and LTORC are at Annexes II (d) and (e) respectively.

While consensus on the mechanism for converting existing land to registered land under the TRS has yet to be reached, key stakeholders have expressed support for the proposal to implement the TRS on newly granted land first (“new land first” proposal).

Implementation of this proposal will facilitate the Government and key stakeholders to further deliberate and reach a consensus on the mechanism for conversion of existing land at a later stage, in the light of operational experience gained and the public confidence built.

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年內，我們積極推進在「新土地先行」方案下實施業權註冊制度。我們於2022年12月19日向立法會發展事務委員會簡介「新土地先行」方案並獲得普遍支持。

我們正積極擬備立法建議、諮詢持份者及進行其他籌備工作，以期於2024年向立法會提交有關立法建議。

During the year, we actively pursued the implementation of the TRS under the “new land first” proposal. We briefed the LegCo Panel on Development on the “new land first” proposal on 19 December 2022 and gained general support.

We are actively preparing the legislative proposals, consulting stakeholders as well as undertaking other preparatory work with a view to introducing the legislative proposals into the LegCo in 2024.



發展局常任秘書長(規劃及地政)和土地註冊處處長向立法會發展事務委員會簡介「新土地先行」方案。

A briefing by the Permanent Secretary for Development (Planning and Lands) and the Land Registrar to the LegCo Panel on Development on the “new land first” proposal.

我們亦於2023年1月10日舉行督導委員會會議，向主要持份者闡述最新的發展情況及實施計劃，有關成員均表示支持。

We also held a LTOSC meeting on 10 January 2023 to update key stakeholders on the latest developments and the implementation plan, of which LTOSC members were supportive.



我們將繼續與主要持份者制定實施的細節。我們也將進行必要的籌備工作，包括新電腦系統的開發和進行公眾教育。

We will continue to engage key stakeholders to work out the implementation details. We will also undertake necessary preparatory work including development of a new computer system and public education.

同時，我們會研究把現有土地轉換為業權註冊制度的可行方案，以便在立法建議通過後展開的諮詢工作做好準備。

At the same time, we will work on possible options on conversion of existing land to the TRS with a view to readying them for consultation when the legislative proposals are passed.