



迈向 **业权注册**

Moving Towards

**TITLE REGISTRATION**

香港现行的土地注册制度是按照《土地注册条例》(第128章)实施的契约注册制度。此制度可规管土地登记册内已注册文书的优先次序，但不提供土地业权的保证。

在2004年通过的《土地业权条例》(第585章)(《业权条例》)旨在实施业权注册制度，为土地业权提供更大明确性和简化物业转易程序。

在立法会的要求下，政府承诺在《业权条例》生效前进行全面检讨，并咨询主要持份者的意见。

《业权条例》制定后，涵盖主要持份者代表的《业权条例》督导委员会(督导委员会)及《业权条例》检讨委员会(检讨委员会)相继成立，负责督导和推展《业权条例》的检讨工作。督导委员会和检讨委员会的成员名单分别载于附件II (d)及(e)。

虽然主要持份者尚未就把现有土地转换为业权注册制度下注册土地的机制达成共识，但他们对先行在新批出土地实施土地业权注册制度的方案(即「新土地先行」方案)表示支持。

此方案的实施有助政府和主要持份者累积从运作新制度取得的实际经验及建立公众对此制度的信心，以便于稍后阶段进一步商讨现有土地的转换机制并达成共识。

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.

## 迈向业权注册 Moving Towards Title Registration

年内，我们积极推进在「新土地先行」方案下实施业权注册制度。我们于2022年12月19日向立法会发展事务委员会简介「新土地先行」方案并获得普遍支持。

我们正积极拟备立法建议、咨询持份者及进行其他筹备工作，以期于2024年向立法会提交有关立法建议。

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.



发展局常任秘书长(规划及地政)和土地注册处处长向立法会发展事务委员会简介「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.



我们亦于2023年1月10日举行督导委员会会议，向主要持份者阐述最新的发展情况及实施计划，有关成员均表示支持。

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.



我们将继续与主要持份者制定实施的细节。我们也将进行必要的筹备工作，包括新电脑系统的开发和进行公众教育。

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.

同时，我们会研究把现有土地转换为业权注册制度的可行方案，以便在立法建议通过后展开的咨询工作做好准备。

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.