

迈向业权注册

MOVING TOWARDS TITLE REGISTRATION



立法背景

香港现行的土地注册制度是按照《土地注册条例》(第128章)(《土注条例》)实施的契约注册制度。此制度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。

《土地业权条例》(第585章)(《业权条例》)于2004年制定(尚未生效),为香港实施业权注册制度提供所需的立法框架。其后,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》在实施前的检讨工作,并在有需要时就《业权条例》提出修订建议,以确保其顺利实施。至于业权注册教育委员会(教育委员会)亦已成立,专责统筹及监督宣传和专业教育活动的策划与推行,为实施业权注册制度作好准备。督导委员会、检讨委员会及教育委员会的成员名单分别载于附件II(d)、(e)及(f)。

由于主要持份者仍未就把《土注条例》下的现有土地转换为《业权条例》下的注册土地的机制达成共识,为免延误业权注册制度的实施,政府其后建议在新批出的土地先行实施业权注册制度(即「新土地先行」方案)。主要持份者及立法会议员均支持此做法。一般而言,「新土地先行」方案涵盖政府在《业权条例》实施日期或之后批出的土地。方案可让政府和主要持份者基于在新土地实施业权注册制度的实际经验,进一步商讨现有土地的转换机制。

LEGISLATIVE BACKGROUND

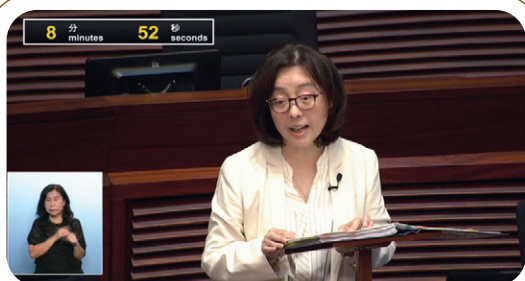
The present land registration system in Hong Kong is a deeds registration system operating under the Land Registration Ordinance (Cap. 128) (LRO), which governs the priority of registered instruments in the land register but gives no guarantee of title to land.

After the enactment of the Land Titles Ordinance (Cap. 585) (LTO) in 2004 (not yet in operation), which provides for the legislative framework for implementing the Title Registration System (TRS) in Hong Kong, the LTO Steering Committee (LTOSC) and the LTO Review Committee (LTO RC), comprising representatives of key stakeholders, were set up to steer and carry out the review of the LTO before its commencement, and propose amendments to the LTO if necessary, so as to ensure its smooth implementation. The Title Registration Education Committee (TREC) was also set up to steer and oversee the planning and implementation of publicity and professional education programmes to pave way for the introduction of title registration. The membership lists of the LTOSC, LTO RC and TREC are at Annexes II (d), (e) and (f) respectively.

Given that consensus on the mechanism for converting existing land under the LRO to registered land under the LTO had yet to be reached among key stakeholders, in order not to delay the implementation of the TRS, the Government subsequently proposed to implement the new registration system on newly granted land first ("new land first" proposal). Key stakeholders and members of the Legislative Council (LegCo) supported this approach. Generally speaking, the "new land first" proposal covers land granted by the Government on or after the commencement date of the LTO. Implementation of the proposal will allow the Government and key stakeholders to further deliberate the mechanism for conversion of existing land in the light of operational experience gained in implementing the TRS on new land.

立法进展及最新情况

2025/26年度是土地注册处的一个重要里程碑。立法会在详细审议和讨论后，于2025年9月通过了《2025年业权及土地的注册（杂项修订）条例草案》（《条例草案》）。《条例草案》考虑了主要持份者的意见，对2004年制定的《业权条例》提出修订。《条例草案》的通过是我们与主要持份者持续沟通的成果，标志着香港土地注册制度迈向现代化的重要一步。新制度预计将于2027年上半年推行。



LEGISLATIVE PROGRESS AND UPDATES

The year 2025/26 marked a significant milestone for the Land Registry (LR). After detailed scrutiny and discussion by the LegCo, the Registration of Titles and Land (Miscellaneous Amendments) Bill 2025 (Bill), which proposes amendments to the LTO enacted in 2004 having regard to the views of key stakeholders, was passed in September 2025. The passage of the Bill is the fruit of continuous engagement of key stakeholders by the LR and represents a major step forward in modernising Hong Kong's land registration system. The new system is expected to be launched in the first half of 2027.



自此，土地注册处为在新土地实施业权注册制度展开多项筹备工作，包括草拟立法建议以制定新的附属法例、开发配备网上平台供电子交付注册申请的新资讯科技系统，以及为公众及业界人士策划宣传和教育活动。

Since then, the LR has embarked on a number of preparatory works for the implementation of the TRS on new land, including drafting of legislative proposals for new subsidiary legislation, developing a new IT system with an online platform for electronic lodgement of applications for registration, and planning publicity and educational activities for the general public and industry practitioners.

土地注册处亦持续就实施细节与主要持份者及业界人士保持沟通。我们于2025年10月与督导委员会举行午餐会议，向主要持份者汇报最新进展及实施计划。我们亦为香港律师会辖下的物业委员会举办多场简介会，讲解新制度下的建议注册流程及申请表格事宜。

The LR has also continued to engage key stakeholders and industry practitioners on the implementation details. A luncheon meeting of the LTOSC was held in October 2025 to update key stakeholders on the latest developments and implementation plan. Several briefing sessions were given to the Property Committee of the Law Society of Hong Kong on the proposed registration workflow and application forms to be adopted under the new system.



《业权条例》督导委员会午餐会议
A luncheon meeting of the
LTO Steering Committee

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于2025年12月至2026年2月期间，我们透过特定行业问卷收集业界的培训需求，并于2026年5月举行的教育委员会会议上，向委员简报调查结果及建议的教育活动计划。教育委员会通过了自2026年年底起展开教育活动的建议，即于2027年上半年在新土地实施业权注册制度前约六个月。

The training requirements of industry practitioners were collected through sector-specified questionnaires between December 2025 and February 2026. Members of the TREC were briefed on the survey results and the proposed plan of educational activities at the meeting held in May 2026. TREC endorsed the proposal to launch the educational activities starting from the end of 2026, around six months prior to the implementation of the TRS on new land in the first half of 2027.



业权注册教育委员会会议
Meeting with members of the
Title Registration Education Committee

在将现有土地转换至业权注册制度方面，土地注册处已启动内部研究，透过进行抽样筛查，评估现有300万份土地登记册中存在业权问题的范围及类型，以便制订可行的转换方案。同时，我们正透过概念验证研究，探讨如何在土地登记册的业权筛查中应用人工智能。政府已于2026年7月与立法会发展事务委员会分享筛查的初步结果，以及对转换方案的初步意见。我们预期在新土地实施业权注册制度后所累积的经验，将有助各方就转换机制达成共识。我们的目标是在新土地落实业权注册制度后制定转换方案与持份者展开讨论，以期逐步将制度扩展至现有土地。

Regarding the conversion of existing land to the TRS, the LR has kick-started internal research to assess the scope and types of title problems in the existing three million land registers by conducting sample screening to facilitate the formulation of feasible conversion proposals. In parallel, effort is being made to explore the application of Artificial Intelligence in title screening of the land registers through a proof-of-concept study. The Government has shared the preliminary findings of the screening exercises and the initial views on conversion proposals with the LegCo Panel on Development in July 2026. It is expected that the experience gained after the implementation of the TRS on new land will facilitate various parties in reaching a consensus on the conversion mechanism. The LR aims to formulate a conversion proposal for discussion with stakeholders after implementation of the TRS on new land, with a view to expanding the system to existing land progressively.