

邁向業權註冊

MOVING TOWARDS
TITLE REGISTRATION



立法背景

香港現行的土地註冊制度是按照《土地註冊條例》(第128章)(《土註條例》)實施的契約註冊制度。此制度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。

《土地業權條例》(第585章)(《業權條例》)於2004年制定(尚未生效)，為香港實施業權註冊制度提供所需的立法框架。其後，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》在實施前的檢討工作，並在有需要時就《業權條例》提出修訂建議，以確保其順利實施。至於業權註冊教育委員會(教育委員會)亦已成立，專責統籌及監督宣傳和專業教育活動的策劃與推行，為實施業權註冊制度作好準備。督導委員會、檢討委員會及教育委員會的成員名單分別載於附件II(d)、(e)及(f)。

由於主要持份者仍未就把《土註條例》下的現有土地轉換為《業權條例》下的註冊土地的機制達成共識，為免延誤業權註冊制度的實施，政府其後建議在新批出的土地先行實施業權註冊制度(即「新土地先行」方案)。主要持份者及立法會議員均支持此做法。一般而言，「新土地先行」方案涵蓋政府在《業權條例》實施日期或之後批出的土地。方案可讓政府和主要持份者基於在新土地實施業權註冊制度的實際經驗，進一步商討現有土地的轉換機制。

LEGISLATIVE BACKGROUND

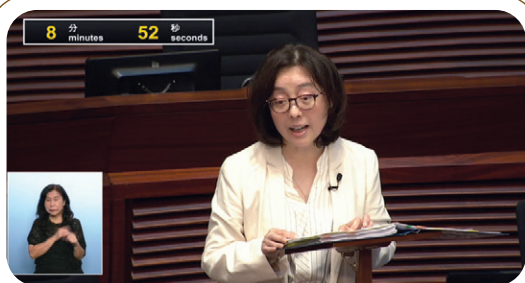
The present land registration system in Hong Kong is a deeds registration system operating under the Land Registration Ordinance (Cap. 128) (LRO), which governs the priority of registered instruments in the land register but gives no guarantee of title to land.

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.

立法進展及最新情況

2025/26年度是土地註冊處的一個重要里程碑。立法會在詳細審議和討論後，於2025年9月通過了《2025年業權及土地的註冊（雜項修訂）條例草案》（《條例草案》）。《條例草案》考慮了主要持份者的意見，對2004年制定的《業權條例》提出修訂。《條例草案》的通過是我們與主要持份者持續溝通的成果，標誌著香港土地註冊制度邁向現代化的重要一步。新制度預計將於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，土地註冊處為在新土地實施業權註冊制度展開多項籌備工作，包括草擬立法建議以制定新的附屬法例、開發配備網上平台供電子交付註冊申請的新資訊科技系統，以及為公眾及業界人士策劃宣傳和教育活動。

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.

土地註冊處亦持續就實施細節與主要持份者及業界人士保持溝通。我們於2025年10月與督導委員會舉行午餐會議，向主要持份者匯報最新進展及實施計劃。我們亦為香港律師會轄下的物業委員會舉辦多場簡介會，講解新制度下的建議註冊流程及申請表格事宜。

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.



《業權條例》督導委員會午餐會議
A luncheon meeting of the
LTO Steering Committee

邁向業權註冊 MOVING TOWARDS TITLE REGISTRATION

於2025年12月至2026年2月期間，我們透過特定行業問卷收集業界的培訓需求，並於2026年5月舉行的教育委員會會議上，向委員簡報調查結果及建議的教育活動計劃。教育委員會通過了自2026年年底起展開教育活動的建議，即於2027年上半年在新土地實施業權註冊制度前約六個月。

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.



業權註冊教育委員會會議
Meeting with members of the
Title Registration Education Committee

在將現有土地轉換至業權註冊制度方面，土地註冊處已啟動內部研究，透過進行抽樣篩查，評估現有300萬份土地登記冊中存在業權問題的範圍及類型，以便制訂可行的轉換方案。同時，我們正透過概念驗證研究，探討如何在土地登記冊的業權篩查中應用人工智能。政府已於2026年7月與立法會發展事務委員會分享篩查的初步結果，以及對轉換方案的初步意見。我們預期在新土地實施業權註冊制度後所累積的經驗，將有助各方就轉換機制達成共識。我們的目標是在新土地落實業權註冊制度後制定轉換方案與持份者展開討論，以期逐步將制度擴展至現有土地。

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.