

迈向业权注册

Moving Towards Title Registration



水中倒影

REFLECTION IN THE WATER

📍 屯门河 Tuen Mun River

楼宇倒影形成海天一色的美景。

A beautiful blended sea and sky view with reflections of the buildings.

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。

《土地业权条例》(第585章)(《业权条例》)于2004年制定后，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》在实施前的检讨工作，以确保其顺利实施。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，但我们正积极推进已获得主要持份者支持在新批出土地先行实施业权注册的方案(即「新土地先行」方案)。该方案亦获得立法会发展事务委员会的普遍支持。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。

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，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。

除了拟备《业权条例》的修订草案(《修订草案》)及与主要持份者制定实施细节外，我们亦正进行其他筹备工作，包括草拟附属法例和研发新电脑系统，目标是在2025年第一季向立法会提交《修订草案》。

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.

After the enactment of the Land Titles Ordinance (Cap. 585) (LTO) in 2004, 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 before its commencement, to ensure its smooth implementation. 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 Title Registration System has yet to be reached among key stakeholders, the Government is actively pursuing the proposal of implementing title registration on newly granted land first ("new land first" proposal) with support from key stakeholders. General support from the Legislative Council's (LegCo) Panel on Development has also been obtained. 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 "new land first" 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.

Apart from preparing an amendment bill for the LTO (Amendment Bill) and engaging key stakeholders to work out the implementation details, we are also embarking on other preparatory work, including preparing draft subsidiary legislation and developing a new computer system. The target is to introduce the Amendment Bill into the LegCo in the first quarter of 2025.



督导委员会会议于2024年2月举行，向主要持份者阐述「新土地先行」方案的最新发展情况及实施计划。
In February 2024, a LTOSC meeting was held to update key stakeholders on the latest developments and implementation plan of the "new land first" proposal.

