

邁向業權註冊

Moving Towards Title Registration



水中倒影

REFLECTION IN THE WATER

📍 屯門河 Tuen Mun River

樓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。

《土地業權條例》(第585章)(《業權條例》)於2004年制定後，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》在實施前的檢討工作，以確保其順利實施。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，但我們正積極推進已獲得主要持份者支持在新批出土地先行實施業權註冊的方案(即「新土地先行」方案)。該方案亦獲得立法會發展事務委員會的普遍支持。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。

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，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。

除了擬備《業權條例》的修訂草案(《修訂草案》)及與主要持份者制定實施細節外，我們亦正進行其他籌備工作，包括草擬附屬法例和研發新電腦系統，目標是在2025年第一季向立法會提交《修訂草案》。

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.



督導委員會會議於2024年2月舉行，向主要持份者闡述「新土地先行」方案的最新發展情況及實施計劃。
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.

