

## 專題講座系列—《香港土地行政》

香港的土地由政府擁有，透過不同的方式租出或批出作各種用途。地產代理從業員若對香港的土地制度及批地政策有相關的認識，將有助他們日常執業。

就此，監管局於2013年10月17日舉辦一個以《香港土地行政》為題的持續專業進修計劃講座，由香港測量師學會現任產業測量組主席、該會前任會長吳恆廣先生，BBS向從業員講解香港的土地制度和政策。當日共有三百多名從業員出席講座，反應熱烈。

在講座中，吳先生首先回顧香港的土地租用制度，再從批租年期、地契類別和土地用途等各方面介紹各類不同的租契及批地條款，並講解土地政策的執行，以及批地政策對土地及房屋供應的影響。

吳先生重申，物業或土地的用途是受着政府批出該土地的批地條款、其他法例或相關條文所約束，因此，從業員在處理物業或土地的租賃或買賣時，在有需要的情況下，應查閱相關地契、分區計劃大綱圖及大廈公契等對該物業或土地的用途是否有任何限制或規定，以保障客戶的利益。

## Special Topic Series — Hong Kong Land Administration

Virtually all land in Hong Kong is owned by the Government and is leased or sold by the Government for various purposes through different means. Understanding the land system and land disposal policy would be helpful to estate agency practitioners in their daily practice.

In this connection, the EAA organised a CPD seminar on "Hong Kong Land Administration" on 17 October 2013. At the seminar, Sr Francis Ng, BBS, Chairman of the General Practice Division of the Hong Kong Institute of Surveyors (HKIS) and former President of the HKIS, briefed practitioners on the Hong Kong land policy and administration arrangement. The seminar was well received as over 300 practitioners attended.

At the seminar, Sr Ng first reviewed the background of the land tenure system. He elaborated on the lease terms, types and various land uses permitted under different types of land grant/government leases. He also explained the implementation of Hong Kong land disposal policy and how such policy would affect the supply of land and housing.

Sr Ng emphasised that the user of a property or land is restricted by the government lease, related ordinances or government regulations. Hence, to protect the interest of clients, practitioners should check the Conditions of Grant, outline zoning plan and deed of mutual covenant etc., for any restrictions or requirements set for the property or land, when needed.



吳恆廣先生向從業員講解香港的土地行政。

Sr Francis Ng explained land administration in Hong Kong to practitioners.

