

Examination of Estimates of Expenditure 2006-07
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)102

Question Serial No.

2012

Head: 91 Lands Department

Subhead (No. & title):

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Lands Department has the targets of approving all the Deeds of Mutual Covenant and Sale and Purchase Agreements within 13 weeks. However, these targets have not been met since 2004. Why?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The target time for approval of Deeds of Mutual Covenant (DMC) could not be met mainly because of the complexity involved. Some cases involved developments comprising a large number of tower blocks and, sometimes, mixed users and government accommodation giving rise to difficult issues such as the delineation of management/maintenance obligation. In other cases, developers requested substantial revisions to their original submissions requiring examination by the Department.

As regards the approval of sale and purchase agreements, as the standard documentation and new procedures to protect purchasers were introduced in 2004, time has to be allowed for all parties to familiarise themselves with them, hence the 70% achieved in 2004. In 2005, the realisation of the full benefits of the new measures introduced contributed to the achievement of 97%.

Signature _____

Name in block letters _____ PATRICK L C LAU _____

Post Title _____ Director of Lands _____

Date _____ 10 March 2006 _____