

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 3298)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms Bernadette LINN)
Director of Bureau: Secretary for Development

Question:

What measures does the Government have to avoid developers from leaving the acquired government land for residential development vacant and undeveloped for a long time?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. 8)

Reply:

As a general practice, Conditions of Sale or land leases of residential sites include a Building Covenant (BC) clause, under which the developer is required to complete construction of the minimum gross floor area specified under the lease and obtain an occupation permit from the Building Authority within the time period imposed in the clause. The Lands Department will carry out site inspections at regular intervals to monitor the development progress on site in order to ensure timely completion of the development. In the event of non-performance of the BC clause, the Government may either re-enter the site under the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126) or impose other appropriate conditions including payment of a premium on the developer's application for an extension of the time period imposed under the BC clause if the application is considered justified and approved.

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