

**Business Facilitation Advisory Committee
Pre-construction Task Force**

Simplification of Lease Conditions – Progress as at 10 May 2006

All action is in the final stages, Lands Department will inform relevant parties through LSC or other appropriate fora once all revisions are implemented, i.e. as a "package" rather than piecemeal.

2. With regard to the General Conditions, these are also close to being finalised and, subject to final resolution of some outstanding issues, Lands Department may be able to provide a draft to the next LSC Meeting on 25 May for information. Thereafter LACO will disseminate to the Law Society for information and proceed to scrutinise the entire set of General and Special Conditions to ensure consistency and compatibility in drafting and terminology following all the various amendments.

		Involved Department	Achievement
(A) Item to be Simplified			
1	SC(8)(a) + (b) Compliance with Buildings Ordinance, Town Planning Ordinance	BD PlanD LandsD	Will delete these two conditions when new GC is introduced.
2	SC (8)(d) Maximum site coverage	BD PlanD LandsD	PlanD considered that this clause should be retained and an asterisk could be put on this clause to mark "delete as appropriate". Clause has been updated accordingly.
3	SC (12) Landscaping	PlanD LandsD	Continue to discuss the issue with PlanD and related parties. Draft revised guidelines has been prepared and once agreed internally will consult the industry such as through LSC.

		Involved Department	Achievement
4	SC(14) Watchman's Quarter	LandsD	Clause has been updated.
5	SC (27) No rock crushing	CEDD LandsD	Will only be applied to sites larger than 1500 m ² . Clause has been updated.
(B) To be combined			
1	SC(24)(a) + (b) Vehicular access, Temporary access	HyD TD LandsD	HyD has confirmed deletion of sub-clause (c). Clause has been updated.
2	SC (29) + (30) +(33) Spoil or debris, Dumping (Government land and road)	DSD HyD LandsD	LandsD maintains the view that the clause is required and effective in controlling illegal dumping near development sites. Dumping (Public Road) clause will be deleted. Dumping (Government land) and Spoil and Debris clauses will be combined. New clause has been introduced.
3	SC (31) + (32) + (35) + (37) Utility services, Damage to public roads, Damage to nullahs, foundations.	DSD HyD WSD LandsD	Combined clause has been introduced.
4	SC (34) + (36) Construction of drains, Connecting drains	DSD LandsD	Combined clause has been introduced.
(C) Clause agreed to be deleted			
1	SC (38) + (39) + (40) Filtered Water Supply, Salt Water, Restriction on Use of Water Supply	WSD LandsD	Clauses have been deleted. WSD to advise if special condition needed for special case when draft SC is first circulated for comments.

		Involved Department	Achievement
2	SC (41) + (42) Access for Fire Services Appliances, Provision of Fire Services Installations		Clause deleted on 25 Oct 05.
3	SC (43) Dangerous Goods		Clause deleted on 25 Oct 05.
4	SC (8)(e) Minimum size of residential unit		Clause has been deleted.
5	SC 24(c) Construction of run-in and run-out	HyD BD LandsD	Clause has been deleted.