

**Sixth Meeting of the  
EEC Subgroup on Business Facilitation**

***Agenda Item 3: Progress report on the Pre-construction Task Force***

**Purpose**

This paper reports on the implementation progress of the recommendations of the Pre-construction Task Force on land matters.

**Work Progress**

2 Since the meeting of the Economic and Employment Council on 13 June, several meetings were held with the concerned departments to take forward the improvement measures where consensus had been reached. The following summarizes the work progress to date –

a) Simplification of lease conditions

- ☐ Totally, 8 special conditions will be deleted from the standard land lease;
- ☐ The Secretariat is still discussing with the Buildings Department and the Housing, Planning and Lands Bureau on the deletion of the “run-in/run-out” clause which is a special condition that Task Force members consider it appropriate for deletion and to be taken up under the Buildings Ordinance;
- ☐ Lands Department (LandsD) will take action to simplify 7 items and consolidate 14 items into 4, and the first draft of the revised conditions will be ready for comment by departments concerned by September 2005; and
- ☐ LandsD is reviewing the general conditions of the standard land lease and the draft revision will be available in September this year.

b) Enquiry system on land matters

LandsD will introduce an enquiry system for exceptional cases whereby a land owner may enquire about the basis for calculating the “before-value” of a proposed lease modification. This will tentatively take effect from 1 September 2005.

c) Parallel action in processing the modification and ordinance-related issues

LandsD has initiated action on any gazetting requirement once the required agreement is reached to speed up a land exchange/modification case. This proposal has been implemented.

**Way forward**

3. The Secretariat is convening bi-monthly meetings with departments concerned to follow up on the implementation and the second meeting has been scheduled for early September.

EEC Subgroup on Business Facilitation Secretariat  
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