

Lands Department

**Information Notes on Enforcement Policy
against Cases Involving Breach of Lease Conditions**

Statutory Power

The Lands Department (Lands D) is the authority for enforcing lease conditions. If premises are found to be in breach of the lease conditions and their owners do not purge the breach within the period specified in the warning letter, Lands D is empowered under the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126) to take actions including re-entry/vesting actions against the premises concerned.

Lease Enforcement Actions by Lands D

2. To better utilize existing resources, Lands D decides the priority of its lease enforcement having regard to the severity of the breach of lease conditions, under its lease enforcement policy. For high priority cases, warning letters will be issued by Lands D to the parties concerned, requesting them to purge the breaches immediately. For lower priority cases, advisory letters will be issued by Lands D to the owners of premises, requesting their cooperation to rectify the breaches as soon as possible.

3. According to the Rating and Valuation Department Annual Summary, there are over two million domestic and non-domestic units (such as offices, shops and commercial premises and factories) in Hong Kong. Apart from acting on reports, complaints or referrals, Lands D also puts in place a regular patrol programme, whereby the District Lands Offices will identify a list of target buildings for scheduled inspection, and such target buildings subject to inspection will be reviewed and updated from time to time.

4. According to Lands D's records, there are at present about 8,700 outstanding cases subject to lease enforcement actions. Of these, about 800 cases are given a high priority or are included in the district scheduled patrol programme for lease enforcement each year.

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