

**Judiciary's Response to Follow-up Questions
raised at the LegCo AJLS Panel Meeting on 27 April 2009**

**Evaluation of the Pilot Scheme
on Building Management Cases in the Lands Tribunal**

- (a) To provide data on the outcome of pilot schemes in overseas jurisdictions that are similar to the Pilot Scheme on Building Management Cases in the Lands Tribunal.**

We have conducted thorough research on the subject. However, given that the Pilot Scheme only covered building management cases and that the prevalence of multi-storey buildings is unique to the Hong Kong situation, we could not draw relevant reference from other cities/countries that are suitable for comparison.

- (b) To provide information on the estimated savings on judicial resources in monetary terms resulting from the successfully mediated cases in the Pilot Scheme.**

The court time saved as a result of mediation in the Pilot Scheme was estimated at 25 court days. However, this might not result in corresponding savings on judicial resources in monetary terms as the Judiciary has continued to deploy the same level of judicial resources at the Lands Tribunal to hear cases. The positive effect of achieving such saving in court time would be the reduction in waiting time for cases in the Lands Tribunal.

Apart from savings in court time, mediation helps to bring other intangible benefits. It enables the disputing parties to reach a settlement that is responsive to their needs and acceptable to both sides. The end result is a win-win situation where both parties can save much time and costs. It also helps to maintain a harmonious relationship among the parties concerned, who are usually owners/tenants within the same building/estate. It is therefore considered that mediation can provide an alternative means for the effective resolution of disputes.

Judiciary Administration
June 2009