

**民政事務總署**

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Clerk to the Panel on Home Affairs  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong  
(Attn: Ms Joanne MAK)

**By email**

Dear Ms MAK,

**Panel on Home Affairs of the Legislative Council  
Time Required by the Lands Tribunal to  
Process a Case Related to Building Management**

Members of the Panel on Home Affairs have earlier requested the Government to provide information regarding the time usually required by the Lands Tribunal to process a case related to building management dispute involving owners' corporation(s) from application to adjudication. Having consulted the Judiciary, we provide the requested information below.

**Time Required for Processing Building Management Cases in the Lands Tribunal**

2. Pursuant to the Building Management Ordinance (Cap. 344) (BMO), the Lands Tribunal is empowered to adjudicate on building management disputes such as those involving the interpretation and enforcement of the provisions of the BMO, deeds of mutual covenant, the appointment or dissolution of the management committee, and the convening of owners' meeting, etc. The Judiciary has advised that the parties involved in building management cases can normally expect to go through three key stages –

- (a) stage 1: filing of a case;

- (b) stage 2: setting down to trial; and
- (c) stage 3: trial.

Stage 1: Filing of a case

3. The length of this stage varies from case to case depending on factors like the complexity of the case, the state of preparedness of the parties concerned in preparing the witness statements and expert reports, the number of applicants and respondents involved in the proceedings and the time taken for mediation.

4. For building management cases filed in 2018 (and with trials set down as at 30 January 2019), the average time taken from filing of application to setting down for trial, including interlocutory and call-over hearings, was 89 days. This was largely the time required by the parties for preparing the cases for trial and for considering/engaging in mediation.

Stage 2: Setting down to trial

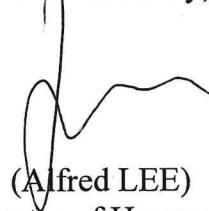
5. For civil cases including building management cases, the period from the date of setting down to the date of trial, i.e. from the date the case is ready for trial to the date of trial, is regarded as the waiting time. Insofar as building management cases in the Lands Tribunal listed for trial in 2018 are concerned, the average waiting time was 29 days, which was well within the target (which is 90 days) set for this particular type of cases.

Stage 3: Trial

6. In 2018, it took about half an hour to 12 days to hear a building management case. The average time required to hear a building management case is 1.28 days.

7. According to the Judiciary, there is no information on the details of the status of parties involved in building management disputes adjudicated through the Lands Tribunal.

Yours sincerely,



(Alfred LEE)

for Director of Home Affairs