

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

房屋及規劃地政局

香港花園道美利大廈九樓



**Housing, Planning and Lands
Bureau**

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12 June 2006

Ms Anita Sit
Clerk to Panel on Planning, Lands and Works
Legislative Council Building
8 Jackson Road
Central
Hong Kong

Fax: 2810 1691

Dear Ms Sit,

**Proposal to Lower the Compulsory Sale Threshold for
Specified Classes of Lots under
the Land (Compulsory Sale for Redevelopment) Ordinance**

I set out below the information on the above subject as requested by some Members at the meeting of the Panel on Planning, Lands and Works held on 11 May 2006.

Telephone Poll

An independent research institute has been engaged to conduct a telephone poll from 21 to 30 April 2006 on the proposal to lower the compulsory land sale application threshold for three classes of lots under the Land (Compulsory Sale for Redevelopment) Ordinance (LCSRO). About 1,000 respondents who are residents of private properties have been interviewed. About 70% of the respondents supported the general direction of further relaxing the threshold for compulsory land sale application for certain classes of lots under the LCSRO to facilitate private redevelopment. The three specific proposals put forward in the consultation paper also received support of the majority of the respondents.

We will take into account the poll results together with other views received during the consultation in formulating the way forward.

Overseas Experience in Facilitating Private Redevelopment

In working out the proposal to facilitate private redevelopment, we have studied the overseas practices, among which the experience of Singapore is the most relevant. In Singapore, a legislation entitled Land Titles (Strata) Act (the Act) came into effect in 1999 to put in place a mechanism to facilitate collective sale of properties for development. In gist, the Act stipulates that for a development of 10 years old or above, the threshold for application for compulsory sale is not less than 80% of the share values of the lots while that for development of less than 10 years old is not less than 90%. A tribunal named Strata Titles Board will consider the land sale applications and serve as a watchdog to provide adequate safeguards to protect the interests of minority owners.

Yours faithfully,

(YC Chan)
for Secretary for Housing, Planning and Lands