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### A Lot with All Building(s) that are aged 40 or above

- In considering the redevelopment need of a building, the Lands Tribunal should not solely take into account the physical life of a building, and reject an application if the building(s) is in good state of repair or with good maintenance, but also consider amongst other factors, the economic and social life of the application building, i.e. whether such a well-maintained building aged 40 or above may be a blight or eye-score to the particular area or neighborhood, or the existing use of the application building is indeed incompatible with the surrounding uses. For example, a well-maintained residential building situated right in the midst of commercial neighborhoods and surrounded by high rise commercial or office or hotel buildings etc. is in fact "ripe" for redevelopment let alone it is in good state of repair.
- The Lands Tribunal should also take into consideration the overall town planning intentions by the Government of a particular area(s) when considering applications involving buildings of aged 40 or above and of good building conditions, so as to facilitate or expedite the implementation of the planning goals, e.g. in revitalizing a particular neighborhood(s) or area(s) by introducing new uses into these neighborhood(s) or area(s), set by the Government.

Lastly, it will be prudent if the Bureau can regularly review the outcomes of the above two proposed relaxation while at the same time, reconsider whether to extend the proposed lowering of application threshold from 90% to 80% to the "A Lot with Missing/Untraceable Owners" Lots.

Should you have any queries in this matter, please do not hesitate to contact me at 2529-6783.

Yours truly,  
For and on behalf of  
Hong Kong Institute of Real Estate Administrators

David Tse  
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