

15 July 2009

Hon Lau Wong-fat GBM, GBS, JP
Chairman of Panel on Development
Legislative Council
8 Jackson Road
Hong Kong

Dear Sir,

**Re: Objection –Propose to Lower the Threshold on Land (Compulsory Sale For
Redevelopment) Ordinance CAP.545.**

I am the registered owner of Shop D, Ground floor, 20,22,24,26 Sam Pei Square, Tsuen Wan. My shop is 46 years old. It falls in the category of aged building (40 years old or greater). I am holding the property for long term investment as I see that area is undergoing transformation or upgrading for commercial value. The potential is not full reflected by its existing state.

I strongly oppose the captioned proposal:

1. It is unfair that the Government introduced an Ordinance that discriminates aged properties. It creates a threat to long term investors as we may be forced to sell prematurely. It also suppresses the demand for aged properties.
2. The ordinance also discourages owners to repair or to improve their properties because of the uncertainty so caused. Such costs evaporate upon force sale.
3. Each individual owner shall have his free right to sell and not by compulsion.
4. The redevelopment potential locked up in aged properties should be considered as savings by individual owners. It is unfair to force individuals to sell because other owners want to gain.

5. The ordinance does not tell what properties are aged or in poor condition. It is very difficult for a layman to oppose such compulsory purchase.

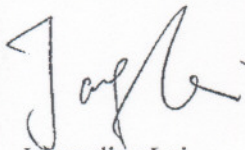
6. I think our property share in the deed of mutual covenant does not fully reflect the pro-rata value of my shop in the building. It is unfair that other owners in the same building can vote me out based on the deed of mutual covenant not designed for this purpose.

7. I have not breached any law. It is unfair to put a burden (both money and time) on a normal property owner without cause. It is ridiculous and unfair to force an owner to stand in court to defend his own property right without an offence.

8. This law is biased and in favour of the developers. It is morally wrong that my government does not protect citizens and investors in the ways it should.

I request the Legislative Council repeal this Ordinance.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jacqueline Lai', written in a cursive style.

Jacqueline Lai

cc. Secretary for Development – Mrs. Carrie Lam
Legco Mem – Cyd Ho Sau-lan