

**Subcommittee on Land (Compulsory Sale for Redevelopment)
(Specification of Lower Percentage) Notice**

**List of follow-up actions arising from the discussion
at the meeting on 9 February 2010**

At the meeting on 9 February 2010, the Administration was requested to provide written information in response to members' requests and suggestions raised:

- (a) Outcome of review of the implementation of the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (the Ordinance) since its operation in 1999, including
 - (i) considerations given by the Lands Tribunal in granting compulsory land sale orders or otherwise for the 63 past applications it had received up till end October 2009;
 - (ii) cases whereby the minority owners concerned had to bear the legal costs arising from disputes brought before the Lands Tribunal over the value of their properties assessed by the majority owner of the same lot under the application for a compulsory sale order, and the amount of legal costs involved in such cases; and
 - (iii) whether the present mechanism had already facilitated private developers such that minority owners were coerced to give up their properties, as according to a submission (CB(1)1126/09-10(01)), this might happen upon the adoption of a lower compulsory sale threshold.
- (b) Consider establishing a mechanism of mediation through an authorized independent body whereby disputes arising from compulsory sale of land for redevelopment under the Ordinance could be minimized.
- (c) Overseas experience of urban renewal, including owner participation arrangements in private sector-led redevelopment; and consider making owner participation arrangements to enhance protection of the interests of minority owners in the implementation of the Ordinance.
- (d) In view of the recent collapse of an old building block in the city, consider specifying a lower application threshold of 80% for a lot with all buildings aged 30 years or above, instead of 50 years or above as proposed, so as to address the problem of building dilapidation in a timely manner.
- (e) Legal justification, with reference to a judgement of the Court of Final Appeal, for not providing an opportunity for concerned property owners to appeal against the reserve price approved by the Lands Tribunal for the auction of the lot.