

**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 19 February 2010**

At the meeting on 19 February 2010, the Administration was requested to provide written information in response to members' concerns and requests raised at the meeting:

- (a) Information on the compensation to the owners affected by the redevelopment project at Hanoi Road, Tsim Sha Tsui (i.e. the site of the current K11 district and the Masterpiece residential development) taken forward by the former Land Development Corporation;
- (b) The feasibility of engaging the Hong Kong Housing Society and the Urban Renewal Authority in submitting bids during the auctions for compulsory land sale conducted under the Land (Compulsory Sale For Redevelopment) Ordinance (the Ordinance);
- (c) Detailed response on members' suggestions of establishing a mediation and/or arbitration mechanism under the Ordinance;
- (d) Whether redevelopment projects under compulsory land sale had to comply with relevant town planning requirements including plot ratio, building height, and conduct of assessments such as traffic and social impact assessments, and whether complementary measures and facilities would be provided to meet the anticipated increasing demand arising from the redevelopment in the neighbourhood;
- (e) Consider revising the proposed second class of lot under the Notice to specify that the lower application threshold of 80% would be applied to those buildings aged 50 years or above which posed imminent safety risks as assessed by the Buildings Department;
- (f) Consider including owner participation arrangements as one of the factors for the Lands Tribunal to determine a compulsory land sale application in the implementation of the Ordinance;
- (g) Measures to address issues referred in paragraph 42 of a judgment of the Court of Final Appeal (FACV No 4 of 2005) with a view to ensuring that the objectives of the Ordinance were not frustrated; and

- (h) Clarification on the object of the Ordinance, particularly in relation to building safety and/or economic value of redevelopment, analysis of whether the Lands Tribunal had exercised judgments on past compulsory land sale applications in tandem with the object and whether it was necessary to amend the Ordinance to reflect the legislative intent, together with explanation on the urgency in effecting the Notice at this juncture.

Council Business Division 1  
Legislative Council Secretariat  
22 February 2010