

**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 23 February 2010**

At the meeting on 23 February 2010, the Administration was requested to provide written information in response to members' concerns and requests raised at the meeting:

- (a) Information requested by Hon Margaret NG (CB(1)1193/09-10(04) in relation to the 2582 residential/composite buildings of 50 years or above, as mentioned in Annex IV to CB(1)1163/09-10(01), that would be affected by the Notice if and when it came into effect on 1 April 2010;
- (b) Information on distribution of the buildings in (a) by districts, compared with that of those buildings included in the ongoing territory-wide building inspection of about 4 000 buildings aged 50 years or above undertaken by the Buildings Department (BD) following the collapse of an old tenement in Ma Tau Wai Road;
- (c) 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 in the opinion of the Building Authority had been rendered dangerous or liable to become dangerous;
- (d) Consider reviewing the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (the Ordinance) in respect of rights and compensation to tenants affected by compulsory land sale;
- (e) The relevance/compatibility or otherwise of "age or state of repair of a building" as referred to in section 4(2)(a) of the Ordinance to/with the definition of "dangerous buildings" or reference of "liable to become dangerous" under the Buildings Ordinance (Cap. 123);
- (f) Information on the auctioned price in terms of per square foot saleable area in past compulsory land sale cases vis-à-vis that of the value of the redevelopments on the lots concerned;
- (g) Information, with reference to past Lands Tribunal judgments, on whether and how the Lands Tribunal conducted professional and independent assessment of the existing use value and redevelopment value of subject lots in determining compulsory land sale applications;
- (h) Consider designating areas which warranted redevelopment for implementation of the Ordinance; and
- (i) Consider providing owner participation arrangements such as "flat-for-flat"/"shop-for-shop" arrangements for affected owners in the Ordinance to protect minority owners' interests.

Council Business Division 1  
Legislative Council Secretariat  
23 February 2010