

**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 1 March 2010**

At the meeting on 1 March 2010, the Administration was requested to provide written information in response to members' concerns and requests raised at the meeting:

- (a) Details of the public opinion surveys done via telephone in 2006 and 2008 regarding the proposal to lower the threshold for compulsory land sale application for specified classes of lot, including information on the respective organization/institute commissioned to carry out the surveys, the number of respondents agreed and disagreed with the proposal, and questions asked in the surveys.
- (b) With regard to the recent compulsory sale of a lot at Upper Kai Yuen Lane, the total existing use value of the units on the lot, transaction price, and the average price of saleable area per square feet before and after redevelopment.
- (c) Measures to address members' concerns that the Lands Tribunal should need to be satisfied that both the age "and" state of repair (instead of age "or" state of repair as stated under section 4(2)(a)(i) of Cap. 545) of a building would justify redevelopment of the lot, such as confining the second class of lot to designated areas with genuine need for redevelopment by making reference to the results of recent inspection of all buildings aged 50 or above, limiting the scope of lots to areas which had already undergone town planning review of related outline zoning plans etc.
- (d) The Administration was requested to consider deferring the implementation of the Notice until after a mediation mechanism was put in place.
- (e) The Administration was requested to consider disposing land under compulsory sale by open tendering instead of auction.

(f) The Administration was requested to set out in the speech to be delivered by the Secretary for Development on the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice at the Council meeting on 17 March 2010 its undertaking to

- (i) introduce a mediation mechanism to assist parties involved in a compulsory land sale application to resolve their disputes; and
- (ii) conduct a thorough review of the Land (Compulsory Sale for Redevelopment) Ordinance.

Council Business Division 1
Legislative Council Secretariat
3 March 2010