

To: panel_dev@legco.gov.hk

From: sscheung

Date: 06/27/2013 04:12PM

Subject: 有關"7月15日重建公務員合作社聽證會意見書"

致:

立法會

發展事務委員會:

就<重建公務員合作社>發表意見

會議日期:2013年7月15日(星期一)

本人為衙前圍道190號■/F栢苑居民,本人太太為單位之擁有人,本人代太太書寫此函,以表達我們的意見。

屋苑為公務員合作社籌建單位,共4幢,32伙,高4層沒有電梯,1961年入伙。

原公務員業主當年只支付了三分之一地價,因此取消買賣限制須補交現今地價的三分之二,概念上與居屋補地價相同。一般來說,補地價金額約為售樓所得的四成。屋苑2011年有交易個案,售價為2,020萬元,補地價800萬元,亦附合以上原則。本人亦於2011年6月向地政總署查詢補地價數目,結果為7,590,000元,參考以上個案,售價約為1,900萬元,因樓齡已有數十年難以按揭,實非一般市民可承擔,放盤一段時間未能成功售出。本人於半年後再次查詢補地價數目,2012年11月收到地政總署回覆,結果金額高達1,400萬元,升幅接近一倍,令人咋舌,根據附近同大小但樓齡較輕,設施較多的單位,樓價也不過是1,500-1,700萬元,沒有大幅增加,如本人依市價出售單位,扣去補地價支出後,在本地已不可能再買回任何居住單位,地政總署做法令人廢解,給人有意阻礙交易之感覺。本人希望有公平合理之補地價政策,可讓市民購買或發展商收購重建,增加房屋供應量。

隨函附上有關補地價文件兩封。

Name: Cheung Shiu Sun

Tel: ■■■■■■

電話 Tel: 2231 3594
圖文傳真 Fax: 2523 1620
電郵地址 Email: pjsvds2@landsd.gov.hk
本署編號 (12) in LD VRB/HSA/156 Pt.2
來函檔號

來函請註明本署檔號

Please quote our reference in your reply



地政總署
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

香港北角渣甸道三三三號北角政府合署十九樓
19/F, NORTH POINT GOVERNMENT OFFICES
333 JAVA ROAD, NORTH POINT, HONG KONG

網址 Website: www.landsd.gov.hk

25 October 2011

By Recorded Delivery

Ms. LIU [REDACTED]
[REDACTED]/F., Park View Court
No. 190 Nga Tsin Wai Road
Kowloon City,
Kowloon.

Dear Sir,

**Application for Removal of Alienation Restrictions
Former Civil Servant's Co-operative Building Society
[REDACTED] F., 190 Nga Tsin Wai Road, Kowloon (NKIL 4198)**

I refer to our previous correspondence on this matter and now write to advise that I am prepared to recommend to Government that the premium payable for removal of the alienation restrictions in respect of the above premises is \$7,590,000. In addition, an administrative fee of \$16,250 will be payable by you.

This premium offer is open for acceptance until 24 November 2011 which is the final date for settlement of the attached demand note for the administrative fee. If written confirmation that the premium offered is acceptable to you is not received by the date specified (together with a copy of the receipted demand note), the premium quoted will be deemed to have been withdrawn.

If the premium quoted above is acceptable to you, you should signify your acceptance by signing the Acceptance Letter at Appendix I and return it to me together with the receipted demand note for the administrative fee on or before 24 November 2011. Upon receipt of the Acceptance Letter confirming that the premium offered is acceptable to you (together with a copy of the receipted demand note), I shall issue the demand note for the premium which shall be settled within 28 days from the date of its issue. After the receipt of the Acceptance Letter and the confirmation on the settlement of the administrative fee, I shall refer the matter to the Legal Advisory and Conveyancing Office/Financial Secretary Incorporated for arranging the necessary document. Please note that the administrative fee will not be refunded if for any reason you decide not to proceed with this proposed transaction. If in any circumstances Government should elect to withdraw from the proposed transaction, the administrative fee will be refunded but without payment of interest.

- 2 -

The premium figure quoted above has been assessed on current values and in anticipation of the payment of premium and the due execution of the necessary legal documents on or before 24 April 2012 (hereinafter referred to as "the premium validity date"). If for any reason whatsoever the premium is not paid and the legal documents are not executed on or before the premium validity date, whether the cause for such delay be on the part of yourself or of Government, then Government reserves the right to review the amount of the premium offered or withdraw from the transaction. If you do not find the premium figure quoted above acceptable, then you may of course appeal and such appeal will be considered by the Government on the condition that the attached demand note for the administrative fee is settled by you on or before the due date specified thereon. I must stress that the premium will be re-assessed as at the date of the appeal is considered and it is always possible that the premium may be increased upon appeal. When the premium has been re-assessed, a fresh offer letter replacing this one will be issued to you. The administrative fee paid is not refundable in the event that you withdraw from the transaction any time after the submission of the appeal or the appeal is rejected by the Government after consideration.

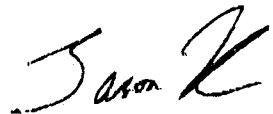
For the avoidance of doubt this offer is not intended to create any legal obligations, whether by act of part performance or otherwise in favour of either the applicant or the Government and regardless of whether any correspondence which may be entered into on the subject or the payment of any administrative fee or premium, the Government will not accept any such obligation unless and until the document necessary to give effect to this transaction has been duly executed on behalf of the applicant and on behalf of the Government and registered in the Land Registry.

Please note that the above premium offer is personal to you and in the event of any dealing in the premises prior to the completion of whatever documents are necessary to give legal effect to this proposed transaction, the premium offered may be deemed to have been withdrawn and these negotiations will be discontinued.

Should you have any further queries, please contact Ms. Almond TANG of Telephone No. 2231 3396.

HAK

Yours faithfully,



(Jason KWO)
for Director of Lands

電話 Tel: 2231 3181
圖文傳真 Fax: 2523 1620
電郵地址 Email: esv41@landsd.gov.hk
本署檔號 Our Ref: (18) in LD VAL/HSA/156 Pt. 2
來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply



地政總署
LANDS DEPARTMENT

我們矢志努力不懈，提供最專業的土地行政服務。
We strive to achieve excellence in land administration.

香港北角匯華道三三三號北角政府合署十九樓
19/F, NORTH POINT GOVERNMENT OFFICES
333 JAVA ROAD, NORTH POINT, HONG KONG

網址 Website: www.landsd.gov.hk

29 November 2012

By Recorded Delivery

Liu [REDACTED]
[REDACTED] Floor,
No. 190 Nga Tsin Wai Road,
Kowloon

Dear Sir / Madam,

**Former Civil Servants' Co-operative Building Society
Removal of the Alienation Restriction
[REDACTED] Floor, No. 190 Nga Tsin Wai Road, Kowloon
(New Kowloon Inland Lot No. 4198)**

I refer to our previous correspondence on this matter and now write to advise that I am prepared to recommend to Government that the premium payable for removal of the alienation restriction in respect of the above premises is \$13,850,000. In addition, an administrative fee of \$19,500 will be payable by you.

This premium offer is open for acceptance until 28 December 2012 which is the final date for settlement of the attached demand note for the administrative fee. If written confirmation that the premium offered is acceptable to you is not received by the date specified (together with a copy of the receipted demand note), the premium quoted will be deemed to have been withdrawn.

If the premium quoted above is acceptable to you, you should signify your acceptance by signing the Acceptance Letter at Appendix I and return it to me together with the receipted demand note for the administrative fee on or before 28 December 2012. Upon receipt of the Acceptance Letter confirming that the premium offered is acceptable to you (together with a copy of the receipted demand note), I shall issue the demand note for the premium which shall be settled within 28 days from the date of its issue. After the receipt of the Acceptance Letter and the confirmation on the settlement of the administrative fee, I shall refer the matter to the Legal Advisory and Conveyancing Office/Financial Secretary Incorporated for arranging the necessary document. Please note that the administrative fee will not be refunded if for any reason you decide not to proceed with this proposed transaction. If in any circumstances Government should elect to withdraw from the proposed transaction, the administrative fee will be refunded but without payment of interest.

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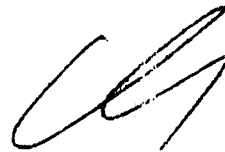
The premium figure quoted above has been assessed on current values based on the lease conditions and in anticipation of the payment of premium and the due execution of the necessary legal documents on or before 28 May 2013 (hereinafter referred to as "the premium validity date"). If for any reason whatsoever the premium is not paid and the legal documents are not executed on or before the premium validity date, whether the cause for such delay be on the part of yourself or of Government, then Government reserves the right to review the amount of the premium offered or withdraw from the transaction. If you do not find the premium figure quoted above acceptable, then you may of course appeal and such appeal will be considered by the Government on the condition that the attached demand note for the administrative fee is settled by you on or before the due date specified thereon. I must stress that the premium will be re-assessed as at the date of the appeal is considered and it is always possible that the premium may be increased upon appeal. When the premium has been re-assessed, a fresh offer letter replacing this one will be issued to you. The administrative fee paid is not refundable in the event that you withdraw from the transaction any time after the submission of the appeal or the appeal is rejected by the Government after consideration.

For the avoidance of doubt this offer is not intended to create any legal obligations, whether by act of part performance or otherwise in favour of either the applicant or the Government and regardless of whether any correspondence which may be entered into on the subject or the payment of any administrative fee or premium, the Government will not accept any such obligation unless and until the document necessary to give effect to this transaction has been duly executed on behalf of the applicant and on behalf of the Government and registered in the Land Registry.

Please note that the above premium offer is personal to you and in the event of any dealing in the premises prior to the completion of whatever documents are necessary to give legal effect to this proposed transaction, the premium offered may be deemed to have been withdrawn and these negotiations will be discontinued.

Should you have any further queries, please contact Ms. Mandy Mak of Telephone No. 2231 3396.

Yours faithfully,



(Victor CHAN)
for Director of Lands