

**CIOB Views on 15 July 2013 at Legislative Council****On****Panel on Development****Redevelopment of civil servants' quarters developed under the Civil Servants  
Co-operative Building Society**

Based on the above information paper which provided by Planning & Lands Branch of Development Bureau dated 11 April 2013. CIOB Hong Kong wishes to give the below views:

1. To support the Government to **redevelop of the buildings under dissolved CBSs** as to release the under-utilized floor area of the lots to increase government land bank for housing development as to optimize the use of land resources.
2. To support to encourage the CBS buildings to speed up dissolution process when now **"market demand led"** in the ever seen in the last two decade. To reverse it's under lease to market value i.e. CBS buildings licenser (right to living in without full legal title) to cash for their one-third of the full market land value.
3. To help **speed up the dissolution process of the CBS**, the consent of all members' Modification Land Approach (MLA) in 1993 from **75% to 50 %** to encourage the private development or URA Demand-led Redevelopment Scheme.
4. To support the Urban Renewal Authority **"Demand-led"** Redevelopment Scheme for the dissolved CBSs to participate. This is the one feasible option is available as of today.
5. Another option is the Government to **help the dissolved CBSs' to capitalize its one-third land** premium equivalent to the market value or fair market value.

Prepared By  
Dr Lee, Fook Pui Billy  
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