

**Facilitating the redevelopment of buildings  
under the Civil Servants' Co-operative Building Society Scheme**

**Ideas:**

1. The exemption of the two-thirds of the value of land for the members to form a Government Civil Servants' Cooperative Building Society was regarded as a government housing benefit given to civil servants years ago. If the government requests the members to pay the premium at the time of selling the building lot, it seems that the government deprives such civil servants of their only housing benefit.
2. The serving civil servants who want to buy any accommodation (including first-hand or second-hand HOS flats with un-paid premium) may be eligible to apply for Home Purchase Scheme (HPS) to pay for a home loan up to ten years, there is no need to repay the allowance. When they join a Government Civil Servants' Cooperative Building Society and become a member, they will lose the eligibility for Home Purchase Scheme (HPS). If the government requests such members to pay the premium, it seems that such serving civil servants do not ever enjoy any housing benefits.
3. The Government exempted Government Civil Servants' Cooperative Building Society's two-thirds of the value of land appropriately a few thousand dollars at the time of signing the building lease years ago, but so far it has risen to several million dollars. Such serving or retired civil servants receive monthly salary or pensions only enough for daily household expenses. Even if they have savings, they are difficult to pay such a high premium. If such members are requested to pay the premium at the time of selling the building lot, after deducting the premium, they can only purchase smaller flats than the present ones. It will in turn affect the quality of these civil servants' future living standard.

**Suggestion:**

1. The exemption of the two-thirds of the value of land was regarded as a part of housing benefits for civil servants to form a Government Civil Servants' Cooperative Building Society years ago. Under the principle of equity, premium should be continually exempted at the time of selling the building lot.
2. The government is under pressure to force such serving or retired civil servants to pay the premium, it is impartial that the calculation should be based on the value of the land at the time of signing the building lease years ago. It is the most to count back interest only. If that is the case, the government should pay back the allowance in proportion to those who are eligible for Home Purchase Scheme (HPS).