

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

**Redevelopment of Civil Servants' Cooperative Building Schemes**

**Purpose**

At the meeting of the Special Meeting of the Panel on 16 July 2015, Members passed a motion to urge the Government, within six months after the passage of this motion, to formulate and announce proposals which are more consistent with justice, more compassionate towards the retired civil servants affected and more practicable, as compared with those relating to 'the redevelopment of buildings under the Civil Servants' Co-operative Building Society Scheme' (CBSs) announced on 26 May 2015. This note sets out the Administration's response to the motion

**The Administration's Response**

2. In response to the repeated calls of the owners of the CBS buildings for assistance to facilitate the redevelopment of CBS buildings, the Administration had, in consultation with the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and relevant government bureaux and departments, drawn up three preliminary proposals to facilitate the redevelopment of CBS buildings, which were presented to the Panel on 26 May 2015. They are: the HKHS' Pilot Scheme for the Redevelopment of CBSs, the proposed designation of a dedicated queue for facilitation service for CBS building applications by URA and the proposed institution of administrative arrangements by the Lands Department to facilitate premium assessment and payment applications in connection with the redevelopment of CBS buildings.

3. At the Special Meeting of the Panel on 16 July 2015, Members and the deputations raised a few comments on the preliminary proposals, notably on the broad terms of the proposed framework of the HKHS' Pilot Scheme. Taking into account such comments, the Administration would, in collaboration with HKHS and the relevant bureau, departments and organizations, develop more concrete details on the preliminary proposals with a view to reporting back to the Panel

in six months' time.

4. Regarding the concerns expressed by some deputations about the difficulty in meeting the requirement under the HKHS' Pilot Scheme for securing 100% owners' participation before application for redevelopment of the CBS would be considered and taken forward. Given that the Pilot Scheme has been proposed in response to the CBS owners' own request for assistance to facilitate redevelopment, we support the view that HKHS should only come on board to redevelop a CBS building where all flat owners had the desire to do so. The said requirement also arose from the fact there are some 500 serving civil servants residing in CBS flats and the consideration that their right to continue to reside at the CBS flats is a housing benefit to which they are entitled. That said, we would continue to explore with HKHS possible ways forward to tackle special cases whereby the failure to obtain 100% owners' participation is due to deceased owners who are intestate or that there are missing owners.

**Development Bureau  
Civil Service Bureau  
Lands Department  
Hong Kong Housing Society**

**September 2015**