

立法會
Legislative Council

LC Paper No. CB(1)748/15-16
(These minutes have seen
with the Administration)

Ref : CB1/PS/1/15/1

Panel on Development

Subcommittee on Redevelopment of Buildings
Developed under the Civil Servants' Co-operative Building Society
Scheme

Minutes of the third meeting held on
Tuesday, 1 March 2016, at 2:45 pm
in Conference Room 1 of the Legislative Council Complex

Members present : Hon Tony TSE Wai-chuen, BBS (Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Cyd HO Sau-lan, JP
Hon CHAN Kin-por, BBS, JP
Hon Alan LEONG Kah-kit, SC
Hon YIU Si-wing, BBS
Hon CHAN Yuen-han, SBS, JP

Member attending : Dr Hon CHIANG Lai-wan, JP

Member absent : Hon CHAN Hak-kan, JP

Public officers : **Agenda item II**
attending

Mr Maurice LOO Kam-wah
Deputy Secretary for Development (Planning and Lands)²

Mr Raymond SY Kim-cheung

Principal Assistant Secretary (Planning and Lands)4
Development Bureau

Miss Queenie LEUNG Chiu-yi
Senior Executive Officer (Housing)1
Civil Service Bureau

Ms Harriet TONG Wing-yee
Senior Executive Officer (Housing)2
Civil Service Bureau

Ms Karen CHAN Pui-yee
Assistant Director (Valuation)
Lands Department

Ms Karen HO Ka-yi
Senior Estate Surveyor (Valuation)4
Lands Department

**Attendance by
Invitation**

: Agenda item II

Mr Laurence PAK
Director of Operations
The Lion Rock Institute

Mr HO Kwok-wing

Mr WONG Kam-yee
Convenor
公務員建屋合作社重建權益關注組

Mr HO Kar-wai

Ms WONG Nga-yee
Chairman
塘尾道185-191號業主立案法團

Mr NG Ping-yiu

Ms May FUNG Sau-han

Secretary
達利樓業主立案法團

Mr LEE Yuen-kee

Mr LAI Cho-tak
Representative
秀明閣業主立案法團

Mr LEE Tak-chuen
Chairman
順寧閣業主立案法團

Mr YIP Kin-hung

Mr TSUI Man-yiu
Representative
The Incorporated Owners of the Thesaurus Court

Mr FONG Pat-wei
Representative
昇平建屋合作社

Ms KU Pak-suet

Ms LEUNG Tak-yee

Ms YIU Yuen-lan

Mr CHEUNG Yam-chan
Representative
沙宜道震旦大廈業主立案法團

Ms CHENG Suk-wan

Ms CHEUNG Fung-lin
Representative
靠背壟道93-101號業主立案法團

Ms MACK Wai-kwan

Ms TAI Lan-ying

Mr LAU Tak-man
Spokesman
柏苑業主立案法團

Mr WONG Sum-chuen
Secretary
大坑龍鳳台業主立案法團

Ms LEE Po-sim

Mr LU Po-shu
Representative
Nairn Court業主立案法團

Mr TUNG Shu-shing

Mr LAU Kam-fai
Convenor
靠背壟道/美善同道40個業主立案法團及
建屋合作社聯會

Sr CHAN Cheung-kit
Chairman of Housing Policy Panel
The Hong Kong Institute of Surveyors

Mr CHAK Wai-ching
Secretary
The Incorporated Owners of Merricourt Scheme I

Clerk in attendance : Ms Sharon CHUNG
Chief Council Secretary (1)2

Staff in attendance : Mr Fred PANG
Senior Council Secretary (1)2

Ms Christina SHIU
Legislative Assistant (1)2

Action

I Confirmation of minutes

(LC Paper No. CB(1)593/15-16 -- Minutes of the second meeting on 25 January 2016

The minutes of the meeting on 25 January 2016 were confirmed.

II Receiving public views on "Facilitating the redevelopment of buildings developed under the Civil Servants' Co-operative Building Society Scheme"

Meeting with deputations and the Administration

(LC Paper No. CB(1)592/15-16(01) -- List of follow-up actions arising from the discussion at the meeting on 25 January 2016

LC Paper No. CB(1)592/15-16(02) -- Administration's response to issues raised by members at the meeting on 25 January 2016

LC Paper No. CB(1)456/15-16(01) -- Administration's paper on progress update on facilitating the redevelopment of buildings under the Civil Servants' Co-operative Building Society Scheme

LC Paper No. CB(1)456/15-16(02) -- Paper on redevelopment of buildings developed under the Civil Servants' Co-operative Building Society Scheme prepared by the Legislative Council Secretariat (Background brief))

Other relevant papers

(LC Paper No. CB(1)860/14-15(06) -- Administration's paper on facilitating the

Action

- redevelopment of buildings under the Civil Servants' Co-operative Building Societies Scheme
- LC Paper No. CB(1)1211/14-15(01) -- Administration's paper on facilitating the redevelopment of buildings under the Civil Servants' Co-operative Building Societies Scheme (Follow-up paper)
- LC Paper No. CB(1)1241/14-15(01) -- Administration's response to the motion passed at the special meeting of the Panel on Development on redevelopment of buildings developed under the Civil Servants' Co-operative Building Society Scheme)

Submissions from deputations/individuals not attending the meeting

- (LC Paper No. CB(1)458/15-16(01) -- Submission from Residents of GBHS Lung Cheung Court (English version only)
- LC Paper No. CB(1)514/15-16(01) -- Submission from Residents of GBHS Lung Cheung Court (English version only)
- LC Paper No. CB(1)592/15-16(05) -- Submission from a member of the public (Mr 黃訓茂) (Chinese version only)
- LC Paper No. CB(1)592/15-16(06) -- Submission from The Peerless Co-operative Building Society Ltd. (Chinese version only)
- LC Paper No. CB(1)592/15-16(07) -- Submission from a group of members/flat owners of Civil Servants' Co-operative Building Societies (Chinese version only)

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- LC Paper No. CB(1)592/15-16(08) -- Submission from Residents of GBHS Lung Cheung Court (English version only))
- LC Paper No. CB(1)636/15-16(02) -- Submission from Residents of GBHS Lung Cheung Court (English version only))

Meeting arrangements

2. The Chairman invited members' views on the meeting arrangements. He said that deputations would be invited to present their views, to be followed by views and questions from members and then responses from the Administration. Members raised no objection to the arrangements.

Discussion

3. The Subcommittee received views from 29 deputations/individuals attending the meeting, and noted the submissions from residents of GBHS Lung Cheung Court and The Hong Kong Institute of Surveyors, which were tabled at the meeting (index of proceedings in the **Appendix**).

(Post-meeting note: Copies of the above submissions were circulated to members vide LC Paper Nos. CB(1)636/15-16(01) to (02) via email on 2 March 2016.)

Follow-up actions

4. The Administration was requested to provide the following information:

- (a) Given that 12 Civil Servants' Co-operative Building Societies ("CBSs") (involving 13 CBS sites) had their buildings redeveloped/redevelopment works in progress as at 30 November 2015, for each of these sites/buildings, the time when the redevelopment project had been carried out, such as its commencement date, completion date (if applicable), etc.;
- (b) The Administration's assessment on the effectiveness of the proposed Hong Kong Housing Society' Pilot Scheme and on the number of successful cases for redevelopment of CBS sites/buildings under the scheme within a certain period of time, say a few years after the commencement of the scheme;

Action

- (c) Assuming that there was unanimous consent among all the individual members of a CBS/owners of a CBS building that they would redevelop the building at their own cost with a view to maximizing the plot ratio of the site concerned, any conditions/requirements (including those specified in the relevant leases) that might restrict them from doing so;
- (d) Whether and under what conditions the Administration would allow CBS members/flat owners, such as those who had paid the outstanding land premium for removal of alienation restrictions on their flats and hence had acquired the titles of the properties, to rent out their flats;
- (e) The average/minimum time required by the Administration, upon receiving an application for assessing land premium payable for (i) removal of the alienation restriction on a CBS flat; (ii) modification of the lease conditions to facilitate redevelopment of a CBS site/building, to complete the land premium assessment and inform the applicant of the result;
- (f) Written response to the allegation that the rezoning of the land lots occupied by four CBS buildings at 83-111 Tai Hang Road, i.e. from Residential (Group B) to Residential (Group C), was a mistake and had impeded the redevelopment of these buildings;
- (g) The reasons why no CBS buildings had been built since the mid-1980s; whether and why the Administration had terminated the CBS Scheme or would not continue to enable civil servants to build residential buildings by way of CBS; and
- (h) Written response to the views/questions raised by deputations at the meeting.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)747/15-16(02) on 5 April 2016.)

Date for the next meeting

Action

5. The Chairman suggested that, in order to allow sufficient time for the Administration to prepare a written response to the issues raised at the meeting, the meeting originally scheduled for 14 March 2016 be cancelled, and the next meeting be held on 12 April 2016 at 9:00 am. Members raised no objection to the suggestion.

(Post-meeting note: Members were informed of the above arrangement vide LC Paper No. CB(1)633/15-16 on 3 March 2016.)

III Any other business

6. There being no other business, the meeting ended at 5:31 pm.

Council Business Division 1
Legislative Council Secretariat
8 April 2016

Panel on Development

**Proceedings of the third meeting of the
Subcommittee on Redevelopment of Buildings
Developed under the Civil Servants' Co-operative Building Society Scheme
on Tuesday, 1 March 2016, at 2:45 pm
in Conference Room 1 of the Legislative Council Complex**

Time marker	Speaker	Subject(s)	Action required
Agenda Item I – Confirmation of minutes			
000330-000407	Chairman	Confirmation of minutes of the meeting on 25 January 2016	
Agenda Item II – Meeting with deputations and the Administration			
000408-000942	Chairman	Meeting arrangements	
000943-001201	The Lion Rock Institute	<p>Presentation of views as highlighted below –</p> <p>(a) It would be unfair for the Administration or the Urban Renewal Authority ("URA") to accord priorities to the redevelopment of buildings developed under the Civil Servants' Co-operative Building Society ("CBS") Scheme. There were financially needy people who lived in buildings of poorer conditions. They had more imminent needs for the government's assistance.</p> <p>(b) Not all CBS flat owners had a desire to move out from their flats and proceed with redevelopment of their buildings.</p>	
001202-001627	Mr HO Kwok-wing	Presentation of views [LC Paper No. CB(1)592/15-16(03) (Chinese version only)]	
001628-002206	公務員建屋合作社重建權益關注組	<p>Presentation of views as highlighted below –</p> <p>(a) The Hong Kong Housing Society ("HKHS") Pilot Scheme for the</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>redevelopment of CBS buildings ("HKHS' Pilot Scheme") was not acceptable. Under this Scheme, for a CBS flat of 1 000 square feet, the CBS member concerned would only receive a compensation of around \$3 million from HKHS (after deducting the land premium payable to the government). This amount was not sufficient for the member to buy a small flat in the same area.</p> <p>(b) Since developers were required to pay a huge amount of land premium for lease modification, there would be little incentive for them to redevelop a CBS building under URA's Pilot Scheme (facilitating service).</p>	
002207-002448	Mr HO Kar-wai	<p>Presentation of views as highlighted below –</p> <p>(a) It was unfair for the Administration to conclude that the redevelopment value of CBS sites was not high. The Administration should provide data to support this view and make it clear what sites had high redevelopment value.</p> <p>(b) CBS members had contributed lifetime efforts in acquiring the right of "permanent residency" in their CBS flats. The conditions of the CBS building were deteriorating. The expenses on building maintenance were financial burdens to them.</p>	
002449-002827	塘尾道 185-191 號業主立案法團	<p>Presentation of views as highlighted below –</p> <p>(a) HKHS' Pilot Scheme was not acceptable.</p> <p>(b) It was unfair for the Administration to conclude that the redevelopment value of CBS sites was not high. The</p>	

Time marker	Speaker	Subject(s)	Action required
		Administration should provide data to support this view and make it clear what sites had high redevelopment value.	
002828-003235	Mr NG Ping-yiu	<p>Presentation of views as highlighted below –</p> <p>(a) CBS sites, situated in the urban areas, had high redevelopment potentials. It was unfair for the Administration to conclude that the redevelopment value of CBS sites was not high.</p> <p>(b) Redevelopment of CBS buildings should be undertaken by URA in an approach similar to that of URA-initiated projects. URA should set up a dedicated team for the redevelopment of CBS sites so that the manpower resources for URA's other projects would not be affected.</p>	
003236-003534	達利樓業主立案法團	<p>Presentation of views as highlighted below –</p> <p>(a) The main obstacle to the redevelopment of CBS buildings was the requirement to pay a huge amount of land premium.</p> <p>(b) In the past, the Administration assessed the amount of the land premium payable by CBS members based on the 'existing use land value' ("EULV") of their flats. Recently, the Administration adopted the 'redevelopment value' of CBS flats in assessing the amount of land premium payable. This change had made it more difficult for CBS members to pay the land premium required. The Administration should re-adopt EULV in assessing the land premium payable.</p>	

Time marker	Speaker	Subject(s)	Action required
003535-003952	Mr LEE Yuen-kee	<p>Presentation of views as highlighted below –</p> <p>(a) The Administration should provide documents to substantiate its claim that CBS members had only paid one-third of the land value as the premium in earlier years when the land was granted to them for developing the buildings.</p> <p>(b) The cost for redeveloping CSB sites was much lower than the cost for the Administration to develop North East New Territories ("NENT"). If the Administration adopted EULV in assessing the land premium payable, the cost for redeveloping 4 000 CBS flats was \$12 billion (to provide 20 000 new residential units), while the cost for developing NENT was \$120 billion.</p>	
003953-004352	秀明閣業主立案法團	<p>Presentation of views as highlighted below –</p> <p>(a) When the Administration said that the redevelopment of CBS buildings should not involve expenditure of public monies, the Administration should make clear what and how much the expenditure was.</p> <p>(b) The financial viability of URA undertaking the redevelopment of CBS sites was higher due to the benefit of lease modification premium exemption.</p>	
004353-004502	順寧閣業主立案法團	<p>Presentation of views as highlighted below –</p> <p>(a) The conditions of CBS buildings were deteriorating. The maintenance expenses for the buildings were huge financial burdens to CBS flat owners.</p> <p>(b) When the Administration said that CBS</p>	

Time marker	Speaker	Subject(s)	Action required
		buildings were relatively well-kept, the Administration should make clear the basis for such assessment and why these buildings had no imminent needs for redevelopment.	
004503 004717	Mr YIP Kin-hung	<p>Presentation of views as highlighted below –</p> <p>(a) CBS members were required to observe a number of restrictions, such as to remain as civil servants until the normal retirement age in order to acquire the right of "permanent residency" in their CBS flats.</p> <p>(b) If CBS members were required to pay land premium for the removal of alienation restrictions, CBS members would have enjoyed no housing benefit at all.</p>	
004718- 005240	The Incorporated Owners of the Thesaurus Court	Presentation of views [LC Paper No. CB(1)467/15-16(01) (Chinese version only)]	
005241- 005728	昇平建屋合作社	<p>Presentation of views as highlighted below –</p> <p>(a) The media reports about the redevelopment issues of CBS buildings in the past few years indicated that different sectors of the society supported the redevelopment.</p> <p>(b) CBS sites, situated in the urban areas, had high redevelopment potentials. The Administration should not allow precious land to be under-utilized and eventually deserted.</p>	
005729- 005926	Ms KU Pak-suet	<p>Presentation of views as highlighted below –</p> <p>(a) The requirement for CBS members to pay land premium for the removal of alienation restrictions was an unfair condition imposed by the then colonial government</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>and should be abrogated.</p> <p>(b) It was not appropriate for the Administration to impose plot ratio restrictions on CBS sites in the 1980s.</p>	
005927-010221	Ms LEUNG Tak-yee	<p>Presentation of views as highlighted below –</p> <p>(a) CBS members had paid half of the land value as the land premium in earlier years when the land was granted to them for developing the CBS buildings.</p> <p>(b) If CBS members had paid the outstanding land premium for removal of the alienation restrictions, they should have full titles to their properties and should not be required to pay the "second-level" land premium for redeveloping their buildings.</p>	
010222-010337	Ms YIU Yuen-lan	<p>Presentation of views as highlighted below –</p> <p>Although CBS members were allowed to purchase secondary market units under HKHS' "Flat-for-sale Scheme", the supply of these units was scarce.</p>	
010338-010809	沙宣道震旦大廈業主立案法團	<p>Presentation of views as highlighted below –</p> <p>(a) The Administration should work out a feasible solution to expedite the redevelopment of CBS buildings.</p> <p>(b) The Administration should clarify whether and under what conditions a CBS flat owner who had acquired the title to the property would be allowed to rent out the flat.</p>	

Time marker	Speaker	Subject(s)	Action required
010810-011039	Ms CHENG Suk-wan	<p>Presentation of views as highlighted below –</p> <p>(a) Redevelopment of CBS buildings should be undertaken by URA. The Administration should adopt EULV in assessing the land premium payable.</p> <p>(b) CBS members had paid half of the land value as the land premium in earlier years when the land was granted to them for developing the CBS buildings.</p>	
011040-011225	靠背壟道 93-101 號業主立案法團	<p>Presentation of views as highlighted below –</p> <p>(a) Although CBS members were allowed to purchase secondary market units under HKHS' "Flat-for-sale Scheme", these units were small.</p> <p>(b) The main obstacles to the redevelopment of CBS buildings were the requirement to pay a huge amount of land premium and the plot ratio restrictions imposed on the building sites.</p>	
011226-011334	Ms MACK Wai-kwan	<p>Presentation of views as highlighted below –</p> <p>(a) HKHS' Pilot Scheme was not acceptable.</p> <p>(b) Redevelopment of CBS buildings should be undertaken by URA in an approach similar to that of URA-initiated projects. URA should set up a dedicated team for the redevelopment of CBS sites so that the manpower resources for URA's other projects would not be affected.</p>	
011335-011601	Ms TAI Lan-ying	<p>Presentation of views as highlighted below –</p> <p>(a) The Administration should make clear the conditions/requirements that might restrict</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>individual members of a CBS/owners of a CBS building to redevelop the building.</p> <p>(b) If CBS members had paid the outstanding land premium for removal of the alienation restrictions, they should have full titles to their properties and should not be required to pay the "second-level" land premium for redeveloping their buildings.</p>	
011602-011759	柏苑業主立案法團	<p>Presentation of views as highlighted below –</p> <p>(a) It would take decades for HKHS to redevelop all CBS buildings in Hong Kong under HKHS' Pilot Scheme.</p> <p>(b) The Administration should introduce a mechanism whereby CBS members could sell their flats to a developer and the developer would pay the first-level and second-level land premia to the government in one go.</p>	
011800-012304	大坑龍鳳台業主立案法團	<p>Presentation of views as highlighted below –</p> <p>(a) The rezoning of the land lots occupied by four CBSs' buildings at 83-111 Tai Hang Road from 'Residential (Group B)' to 'Residential (Group C)' was a mistake and had no legal basis. The Administration should rectify the mistake.</p> <p>(b) The Planning Department and the Town Planning Board should not include the land lots currently occupied by the four CBS buildings as part of the Wang Fung Terrace area under the relevant Outline Zoning Plan.</p>	
012305-012731	Ms LEE Po-sim	Presentation of views as highlighted below –	

Time marker	Speaker	Subject(s)	Action required
		<p>(a) Given that URA could take on applications for redevelopment with less than 100% owners' participation, the Administration should not require CBS flat owners to secure 100% owners' participation before application for redevelopment would be considered under HKHS' Pilot Scheme.</p> <p>(b) The amount of land premium payable for removal of alienation restriction on a CBS flat was huge, and the time required by the Administration to complete the assessment on land premium was long.</p>	
012732-013221	Nairn Court 業主 立案法團	<p>Presentation of views as highlighted below –</p> <p>The Administration should take into account the recommendations in the research report released by Our Hong Kong Foundation about Hong Kong's land and housing policies in November 2015 when working out solutions to facilitate the redevelopment of CBS buildings.</p>	
013222-014048	Mr TUNG Shu-shing	<p>Presentation of views [LC Paper No. CB(1)592/15-16(04) (English version only)]</p>	
014049-014616	靠背壟道/美善同 道 40 個業主立 案法團及建屋 合作社聯會	<p>Presentation of views as highlighted below –</p> <p>(a) The Administration should withdraw the proposal of launching HKHS' Pilot Scheme.</p> <p>(b) The principles/methods for assessing the land premium payable to the Administration for the redevelopment of CBS buildings should follow the approach adopted in the 11 successful cases of CBS building redevelopment.</p>	

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014617-014845	The Hong Kong Institute of Surveyors	Presentation of views [LC Paper No. CB(1)636/15-16(01) (English version only)]	
014846-015034	The Incorporated Owners of Merricourt Scheme I	Presentation of views as highlighted below – (a) The claim made by a deputation that not all CBS flat owners had a desire to move out from their flats and proceed with redevelopment of their buildings was not supported by evidence. (b) The Administration should explain why no CBS buildings had been built since the mid-1980s.	
015035-015751	Chairman Dr CHIANG Lai-wan Mr Abraham SHEK Ms Cyd HO Miss CHAN Yuen-han	Discussion on the meeting arrangement	
015752-020413	Dr CHIANG Lai-wan Administration	Dr CHIANG said The Incorporated Owners of the Thesaurus Court had claimed that the concerned CBS members had paid half of the land value as the land premium in earlier years when the land was granted to them for developing the CBS building. She enquired about the validity of the claim. The Administration replied that all CBS sites, including the site where the Thesaurus Court was located, were granted by private treaty at a concessionary rate of half of the upset price which was generally equivalent to two-thirds of the full market value of the sites at the time of land grant.	

Time marker	Speaker	Subject(s)	Action required
		<p>Dr CHIANG said that --</p> <p>(a) the Administration should make it clear whether there were provisions in the land leases that CBS flat owners were required to pay the outstanding land premium for the removal of alienation restriction on their flats; and</p> <p>(b) deputations might give further views on the effectiveness of URA's Pilot Scheme (Facilitating Services).</p>	
020414-020522	Chairman	<p>The Chairman said that –</p> <p>(a) the Administration had provided a written response in respect of the submission from The Incorporated Owners of the Thesaurus Court (LC Paper No. CB(1)592/15-16(02)); and</p> <p>(b) the Administration should explain its position with regard to a question raised by him at the meeting on 25 January 2016 about whether it was justifiable to require a CBS flat owner to pay land premium to the Administration for the removal of alienation restriction on the CBS flat if the concession on land premium granted to the CBS in early years was a form of civil servants' housing benefit.</p>	
020523-021220	Mr YIU Si-wing Administration Chairman	<p>Mr YIU opined that –</p> <p>(a) the Administration should proactively address the issues relating to the redevelopment of CBS buildings; and</p> <p>(b) as there might not be a one-size-fits-all solution to the redevelopment of CBS buildings, the Administration should</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>identify the CBS buildings which stood a better chance of being redeveloped (such as the buildings where all the flat owners had an aspiration to proceed with redevelopment), and communicate with the owners concerned on the possible options.</p> <p>The Administration responded that HKHS and URA's proposals had been formulated to facilitate the redevelopment of CBS buildings having regard to the different circumstances of CBS flat owners.</p> <p>The Chairman said that --</p> <p>(a) deputations had expressed doubts at the meeting on the effectiveness of HKHS' Pilot Scheme; and</p> <p>(b) it was important for the Administration to ensure that its proposals to facilitate the redevelopment of CBS buildings were feasible.</p>	
021221-022023	Mr Abraham SHEK Administration	<p>Mr SHEK opined that --</p> <p>(a) it might not be appropriate for the Administration to require CBS members to pay land premium for removal of alienation restrictions, given that such requirement had not been specified in the relevant documents issued by the then Administration in the 1950s and had not been promulgated until the 1980s;</p> <p>(b) the Administration's present proposals could not help CBS flat owners overcome the difficulties arising from the requirement for them to pay a huge amount of land premium for redevelopment under the prevailing premium assessment method;</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>(c) the Administration should explore with URA other more feasible options for redeveloping CBS buildings;</p> <p>(d) the property rights of flat owners of CBS buildings were protected by Article 105 of the Basic Law; and</p> <p>(e) the Administration should provide after the meeting a written response to the views expressed by deputations at the meeting.</p> <p>The Administration replied that CBS members did not possess the legal title of their flats under the original design of the scheme. In response to the requests of CBS members, the Administration announced in 1985 the endorsement of a proposal to allow the transfer of the legal title of CBS flats to individual CBS members, and permitting the sale, letting or other disposal of such properties by CBS members, subject to their acceptance of certain specified conditions.</p>	<p>The Administration to take follow-up action as per paragraph 4(h) of the minutes</p>
022024-022649	The Incorporated Owners of Merricourt Scheme I Administration	<p>The Incorporated Owners of Merricourt Scheme I said that no CBS buildings had been built since the mid-1980s, and enquired whether and why the Administration had terminated the CBS Scheme. The Administration responded that it would provide written response to address the question.</p> <p>The Incorporated Owners of Merricourt Scheme I opined that --</p> <p>(a) the requirement on land premium payment imposed on CBS flat owners in the 1980s should not have any retrospective effect on the leases entered between the then Administration and CBSs in the 1950s; and</p>	<p>The Administration to take follow-up action as per paragraph 4(g) of the minutes</p>

Time marker	Speaker	Subject(s)	Action required
		<p>(b) the requirement on land premium payment for removal of alienation restrictions on CBS flats had the effect of withdrawing the only housing benefit given to CBS members.</p> <p>The Administration replied that --</p> <p>(a) the arrangement for allowing the transfer of the legal title of CBS flats to individual CBS members were formulated in the 1980s by the then Administration in response to CBS members' requests; and</p> <p>(b) application for acquiring the title to a CBS flat was optional for the CBS member concerned.</p>	
022650-023212	Dr CHIANG Lai-wan Administration	<p>Dr CHIANG enquired --</p> <p>(a) whether and why the Administration had changed the basis of premium assessment from EULV to Redevelopment Value; and</p> <p>(b) whether the principles adopted by the Lands Department in assessing land premium payable for removal of alienation restrictions of CBS flats were different from the premium assessment principles in respect of the privately-owned properties resumed by the Administration.</p> <p>The Administration replied that --</p> <p>(a) the basis for calculating the outstanding land premium had been set out clearly in the relevant guidelines promulgated in the 1980s;</p> <p>(b) according to the formula specified in the lease conditions currently in force, the</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>Lands Department assessed the outstanding land premium payable by a CBS flat owner based on the higher of the existing use value of the building concerned and the lot's redevelopment value under the development parameters specified in the land leases; and</p> <p>(c) different from other private land in general, a CBS site was granted to the CBS concerned, instead of individual CBS members, at a concessionary rate which was equivalent to one-third of the full market value of the site at the time of land grant.</p>	
023213-023753	Ms Cyd HO Administration	Discussion on whether it was practicable for the Administration to identify the CBS sites which had yet to be redeveloped and had a redevelopment ratio at or above two.	
023754-024100	Chairman	<p>The Chairman requested the Administration to provide supplementary information on --</p> <p>(a) whether and under what conditions the Administration would allow CBS members/flat owners, such as those who had paid the outstanding land premium for removal of alienation restrictions on their flats and hence had acquired the titles of the properties, to rent out their flats;</p> <p>(b) assuming that there was unanimous consent among all the individual members of a CBS/owners of a CBS building that they would redevelop the building at their own cost with a view to maximizing the plot ratio of the site concerned, any conditions/requirements (including those specified in the relevant leases) that might restrict them from doing so;</p>	The Administration to take follow-up action as per paragraphs 4(a) to (f) of the minutes

Time marker	Speaker	Subject(s)	Action required
		<p>(c) written response to the allegation that the rezoning of the land lots occupied by four CBS buildings at 83-111 Tai Hang Road, i.e. from Residential (Group B) to Residential (Group C), was a mistake and had impeded the redevelopment of these buildings;</p> <p>(d) the average/minimum time required by the Administration, upon receiving an application for assessing land premium payable for (i) removal of the alienation restriction on a CBS flat; (ii) modification of the lease conditions to facilitate redevelopment of a CBS site/building, to complete the land premium assessment and inform the applicant of the result;</p> <p>(e) given that 12 CBSs (involving 13 CBS sites) had their buildings redeveloped/redevelopment works in progress as at 30 November 2015, for each of these sites/buildings, the time when the redevelopment project had been carried out, such as its commencement date, completion date (if applicable), etc.; and</p> <p>(f) the Administration's assessment on the effectiveness of HKHS' Pilot Scheme and on the number of successful cases for redevelopment of CBS sites/buildings under the scheme within a certain period of time, say, a few years after the commencement of the scheme.</p>	
024101-024523	Miss CHAN Yuen-han Administration	<p>Miss CHAN opined that --</p> <p>(a) the Administration should adopt a more flexible approach in dealing with the issues relating to the redevelopment of CBS buildings; and</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>(b) the Administration should work out feasible options to enable URA to redevelop the CBS buildings.</p> <p>The Administration replied that --</p> <p>(a) if a CBS was dissolved, its ex-members might consider submitting applications under the "demand-led" redevelopment scheme administered by URA after they had acquired the legal titles to their properties; and</p> <p>(b) URA would take into account a basket of factors including building condition in assessing the applications under its "demand-led" redevelopment scheme. Normally priority would be given to those buildings in poor and dilapidated condition.</p>	
024524-024650	Chairman	Date for the next meeting	