

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

**List of follow-up actions arising from the discussion
at the meeting on 25 January 2016**

The Administration was requested to provide the following information:

1. A list of sites/buildings under the Civil Servants' Co-operative Building Society ("CBS") Scheme/the Government Built Housing Scheme ("GBHS") which had yet to be redeveloped; for each of these sites, the location, the floor area and plot ratio of the CBS/GBHS building(s) at the site, the permissible floor area, the maximum plot ratio, the permissible development intensity (for example, whether it was high, medium or low), the plot ratios of the surrounding buildings; other major development parameters/restrictions, the Administration's analysis on its redevelopment potential, and whether the CBS/GBHS members had paid 1/3 or 1/2 of the land value when the land was granted to them for developing CBS/GBHS buildings;
2. written responses (with relevant documents if appropriate) in respect of the submissions from (a) The Incorporated Owners of the Thesaurus Court (LC Paper No. CB(1)467/15-16(01)); and (b) Residents of GBHS Lung Cheung Court (LC Paper No. CB(1)458/15-16(01));
3. with respect to the views given in the submissions in (2) above that members of CBSs/GBHS had paid half of the land value as the premium in early years when the land was granted to them for developing CBS/GBHS buildings, why the Administration had claimed that CBS/GBHS members had paid only one-third of the land value; the contractual/supporting documents for the claim, including but not limited to specimens of leases of the land granted to CBSs and GBHS in early years for developing buildings, such as the buildings mentioned in the submissions in (2);
4. the principle/methods for assessing the land premium payable to the Government upon the sale of the flats or redevelopment of the buildings developed under the CBS Scheme and GBHS; whether the principle/methods were the same for all CBS/GBHS sites/buildings; if no, the details; and

5. as regards the 12 CBSs which had their buildings redeveloped, the principles/methods for assessing the land premium payable to the Government upon the sale of the flats and/or redevelopment of these CBS sites/buildings; an analysis on the factors which contributed to the successful redevelopment of these buildings; whether these success factors could be of useful reference for facilitating the redevelopment of the CBS sites/buildings which had yet to be redeveloped; if yes, the details; if no, the reasons.

Council Business Division 1
Legislative Council Secretariat
23 February 2016