

Clerk to Sub-committee of
Panel on Development,

Referring to the submission lodged by us to the Panel dated 16 January 2016 through e-mail. To enable the Legislative Councilors to have a full picture of our petition and history, hard copies of all our petitions including that not included in our previous submission to the Panel and Committee.

We do AGREE that the submission be made available to the media and the public, and be uploaded onto the Legislative Council Website.

Name of Organisation: Residents of Lung Cheung Court (LCBHS)

Name of Contact person: Mr. Henry S.S. Tong

Signature: [REDACTED]

Telephone: [REDACTED]

E-mail: [REDACTED]

Date: 24 Jan 2016

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Matters relating to the land premium of Lung Cheung Court Wednesday, November 25, 2015 4:35 PM

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Our Ref : CP/C 5252/2015

[Edit] Telephone : 3919 3919

Facsimile : 2521 7518

By e-mail

25 November 2015

"Residents of GBHS, Lung Cheung Court"
(Attn : Mr TUNG Shu-shing)
(E-mail address: [REDACTED])

Dear Mr TUNG,

Matters relating to the land premium of Lung Cheung Court

This is to acknowledge receipt of your letter dated 20 November 2015, enclosing a letter addressed to the Chief Executive dated 20 November 2015.

Please be informed that I have requested the Administration to furnish me with a copy of its reply to you for Members' perusal as soon as practicable.

Yours sincerely,

(Mateo Lawrence SHIU)
for Secretary General

Housing Benefit for Local Officers

A. Coopts Society Housing Schemes

Formation of Coopts Society to develop housing schemes for local officers was based on Secretariat Temporary Circular No.74 dd 10.12.1952 & Secretariat Standing Circular No. 9 dd 11.6.1956. They required that each Society comprised of a group of not less than ten officers. The Colonial Government provided loan to the Society for the purchase of land and construction development cost. The loan beared interest at 3.5% per annum payable every six months and to be repaid all within a period of twenty years. The Society purchased the land from Land Office at half upset price and employed architect to execute the construction of the scheme. Nothing was mentioned in the both circulars that there would be any arrear land premium payment requirement for the land acquired at discount.

B. Government Built Housing Scheme (GBHS)

This scheme consisted of two sites, i.e. Lung Cheung Court at Broadcast Drive and Hong Lee Court in Kwun Tong. The Development and the sale of GBHS flats to local officers was based on the Establishment Circular No. 69/68 dd 30.11.1969. The details of how this Scheme was formed and its sale to the qualified Local Officers is now summarised in the paper attached

as Annex: The Development and the Sale of GBHS. It is very clear that GBHS is entirely different from the Coopts Society Housing Schemes from the way of development and financial assistance from The Colonial Government. The scheme was developed by a Government agency The Colonial Treasurer. Incorporated and sold the flats to Local Officers at cost (Land Cost plus Construction with Administration expense) and provided loans to the purchasers with interest charge. The interest of the loan the GBHS members to pay was 7% per annum (not cheap at all) , repaid by monthly instalment. On top of this, the purchasers had to pay a certain % of the purchase cost as down payment. All above was strictly following the procedure of the transaction of property in the territory. Thus, the purchasers should be protected under the Consumers Protection Laws provision. In 1985, 17 years after 1969, CSB issued a CSR saying all Housing Schemes (Coopts and GBHS) members should pay the so called Arrear Land Premium Payment before they can dispose the property freely. It is very unreasonable, and the formulae from which assessing the amount of payment does not have any ground.

C. Home Purchase Scheme and Home Finance Scheme

These two schemes were created in mid-70. They provided cash

allowance to subsidize the Local Officers to purchase flats from the private sector. The cash allowance varied from \$10,000 to \$20,000 per month for a period of 10 years in accordance to the grade of the officer. In other word, the highest amount an officer could get was more than \$2 M in cash in 10 years. With such amount of house allowance, one could acquire easily an elegant flat at the North Point water front or Tin Hau Temple Road or Boyce Road at Jardine's Lookout in early 80. For the lesser amount of allowance drawn by the lower grade officers, the beneficiar could still afford to purchase a flat in Tai Koo Shing which was sold at less than \$1M in early 80. For those allowance awarded to the qualified officers, there was no need for them to pay back any of these allowance when they disposed the property. Also some officers joining the Government Service at that time, even they had already purchased flats by instalments as their residence, they were allowed to re-finance the mortgage according to the fresh market value at that time and got the allowance to re-pay the new loan for the ten years period and the Colonial Government allowed this to happen and the members of Coopts Society Housing Scheme and the purchasers of GBHS were not allowed to settle their outstanding loan in this way.

D. The Wah Yuen Village (华员村) in Kwai Chung

The development of Wah Yuen Village (华员村) was undertaken by HKCCSA (华员会) also in mid-70. The land was assigned to HKCCSA at a discount. The Association engaged the private bank to provide financial assistance for the payment of the land cost and construction. The purchasers were limited to the Association members. The payment for the flats was financed by the local banks. However, the purchaser could utilize the Home Purchase Scheme allowance/Home Finance Scheme allowance to pay for the loan by instalment. As such, some officers did complete the payment of the loan in less than 5 years (because the flat's size is small), so some of them sold back the flats to the Association and used the money to purchase properties in private sector and continued to draw the allowance for the remaining period for the amount which was applicable to their grade at that time..

From the above, it would appear The Colonial Government did not apply the same principle to handle housing benefits for the Local Officers, it is too harsh and unreasonable for the old officers of the Coopts Society Housing Schemes and GBHS and too lenient to the new ones. It is very unfair.

Development and the sale of GBHS

1. Establishment No. 69/68 dd 30.11.68 was circulated to the Local Civil Servants to invite them to purchase the flats built by Government under GBHS. In which, par.7 clearly stated that the selling price does include the land cost and administration cost, and in the payment section there is no mention there would be any arrear land premium payment in the future. (Please note that some flats in LCC had already been under construction, and no land lease was issued yet) We based on the terms in the EC dated 30.11.1968 to apply to purchase the flat.
2. On 23 April, 1969, the first batch successful applicants were notified, telling them the value of the flats allocated to them to be paid, and there is also no mention about there would be any arrear land premium payment in the future either. (Please note that the notification also mentioned the Occupation Permit for those flats had been issued, and no land lease was available)
3. Some successful applicants had already moved to live in LCC and on 13 June, 1969, Aker Jones in the capacity as a Govt. officer in charge of Civil Servants matter held a

meeting with several successful applicants telling them that the land cost was only 1/3 of the market value and the purchaser could not mortgage nor lent out the whole or part of the premises. But Aker Jones had not mentioned there might be arrear land premium payment requirement in the future. No Land Lease was issued yet.

4. .The formal land lease of LCC was issued on 27 June, 1969, saying the land was acquired at HKD 3,082,740 for the development of LCC, and no mention it is only 1/3 of the market price nor there would be any arrear land premium payment.
5. On 25 November, 1985 (17 years after the issue of the invitation of the sale of GBHS flats circular EC No. 69/68 dd 30.11.68) a letter signed by Dominic S.W. Wong (It is believed that Mr. Wong had passed away years ago) for Secretary of Civil Service (Instructed by David Ford) informed all Coopt HS members and GBHS members an arrear land premium of these schemes would be imposed and the details of assessment not clearly given.
6. .On 13 July, 1996, the then HK Govt and The Financial Secretary Incorporated entered a new lease for the extension of the lease term for 50 years. The term of land premium

payment is in according to Cap. 150 New Territories Leases (Extension) Ordinance, and no mention about the arrear land premium requirement as said in SCS's letter in 1985.

7. On 5 March, 2002, DLO/Kowloon East in his office bearer capacity entered with The Financial Secretary Incorporated for modification of lease, in which the arrear land premium payment method is stipulated. DLO/KE is only a D1 officer, the validity of the issue is doubtful. Since it is a great change varied from EC No. 69/68 after 34 years and the deviation of the revised lease in 1996. it is understood that the SAR Exco and Legco do not have such knowledge about this new land premium payment policy. The 2002 letter of lease modification should be void as it violated Cap 26 Sale of Goods Ordinance, Cap 362 Trade Descriptions Ordinance and Cap 458 Unconscionable Contracts Ordinance..

RESTRICTED
BL 2/738/67

Aberdeen Fish Office
Circular to invite Civil
Servant to purchase
GBHS flats

Colonial Secretariat,
Lower Albert Road,
Hong Kong.

30th November, 1968.

ESTABLISHMENT CIRCULAR NO. 69/68

Local Government Officers New Type Housing Schemes
(Government Built Scheme)

Note: This circular should be read by Heads, Deputy and Assistant Heads of Departments, Departmental Secretaries and Executive Officers, and by locally appointed officers on the pensionable establishment.

The purpose of this Circular is to explain the procedure for applications for the Government Built Scheme Lung Cheung Road Stage I flats.

2. For the benefit of those who have not seen previous Circulars on this subject, i.e. Secretariat Standing Circular No. "G" 20 of 17th October 1963, Establishment Circular No. 52/67 of 23rd June 1967 and Establishment Circular No. 58/68 of 25th September 1968, this present Circular repeats the essential points relating to the new type housing schemes for local Government officers.

3. Two sites, one near Lung Cheung Road and the other at Ngok Yue Shan (Kwun Tong), have been selected for the first blocks of these flats which eligible officers may purchase from Government by instalments.

4. The site near Lung Cheung Road has a total area of some 340,000 square feet, or 7.8 acres. The scheme is designed to provide a total of 296 flats (104 Type 2 flats, 32 Type 3 maisonettes and 160 Type 3+ flats). The whole scheme comprises 10 blocks of flats and maisonettes. The blocks vary in height from 5 to 9 storeys. The estate is being constructed in two stages. The first stage, which comprises 7 blocks (i.e. Blocks 3, 5, 6, 7, 8, 9 and 10 - vide Appendix A) of flats with a total of 160 units (all Type 3+ flats) is now due to be completed in about mid-February, 1969. The second stage, which comprises 2 blocks (i.e. Blocks 1 and 2) of 104 Type 2 flats and 1 block (i.e. Block 4) of 32 Type 3 maisonettes, is due to be completed in about August/September 1969. Each unit comprises one combined living/dining room, 3 bed-rooms, 2 bathrooms, a kitchen and servants' quarters. Car parking will be provided at the rate of one car park space per unit.

5. Work has also started on the second site at Ngok Yue Shan in Kwun Tong. This second scheme, which is designed to provide a total of 431 flats (91 Type 2 flats and 340 Type 1 flats) in 2 blocks, is due to be completed in about November, 1970.

/..... Eligibility

Eligibility

6. Officers wishing to participate in this scheme must fulfil the following qualifications:

- (i) be employed in the service of the Hong Kong Government on the permanent and pensionable establishment;
- (ii) not be employed on expatriate terms;
- (iii) be 25 years of age or over;
- (iv) be not already housed in a Government co-operative flat, whether held in the applicant's name or in that of his wife;
- (v) (in the case of female officers) be unmarried at the time of allocation.

Note: The above may be varied or departed from at the discretion of the Governor.

Description of flats

7. The flats to be built will be of three basic types and eligibility will be according to salary range as follows:

Type	Range of monthly salaries	Gross floor area of flat	Approximate cost (including admin. fees and land cost)	Downpayment as % of cost
1	\$ 745 - \$1,253	775 sq. ft.	\$22,000	10%
2	\$1,254 - \$2,225	1,060 sq. ft.	\$32,000 (Kwun Tong) \$34,500 (Lung Cheung Road)	12 1/2%
3	\$2,226 - \$3,251	1,429 sq. ft.	\$53,000	15%
3+		1,327 sq. ft.	\$49,000	

Please note land cost is inclusive

Notes: (1) Type 2 flats at Lung Cheung Road are dearer than at Kwun Tong because of higher land values at the former.

(2) Type 3 flats are of a maisonette design on two floors.

Allocations

8. Allocations will be made on a points basis as follows:

- (i) Salary: for each \$50 of salary (Points for women officers are calculated as if they were on equivalent male salary points) 1 point (max. 60 points)
- (ii) Service: for each year of service since first appointment 1 point
- (iii) Dependents: (a) for a wife 10 points
- (b) for each child (Children mean unmarried sons and daughters under the age of 18 years) 3 points

/..... (iv)

(iv) Housing situation:

- (a) not already housed in
 - (1) own accommodation;
 - (2) accommodation which the officer is purchasing by instalments;
 - or (3) accommodation which he has a beneficial interest to occupy 10 points
- (b) already housed in wife's accommodation 5 points

Repayments

9. Successful applicants will be required to make a downpayment as set out in paragraph 7 above before moving into the flat. The balance of the cost of the flat will thereafter be repaid over 20 years with interest at 7% per annum. Government reserves the right to vary the rate of interest in respect of outstanding repayments by up to 2% either way subject, however, to variation of the repayment period so that the annual instalments remain the same.

10. An officer in one salary range will be eligible to apply for a flat in a higher range, but if successful, will be required to make a downpayment appropriate to that range, subject to the proviso that his monthly payments in respect of this flat may not exceed one quarter of his total regular monthly emoluments from Government Service. For the avoidance of doubt, this one quarter will be calculated inclusive of payment of rates, Crown rent, fire insurance, building maintenance and common service, as well as interest and capital repayments to Government. An officer who obtains a flat in a range lower than that appropriate to his salary will still be required to make a downpayment appropriate to his salary range.

Officers with Priority

11. Paragraph 6 of Establishment Circular No. 58/68 stated that any of the '63 groups' (i.e. the remaining groups under the former co-operative scheme) which opted for the new Government Built Scheme would have absolute priority over other applicants. A total of 7 groups comprising 96 members subsequently opted for the new scheme.

12. Applications from these 96 members with absolute priority were invited in late September 1968, with a closing date of 1st November 1968. The results of the applications that were submitted are as follows:-

- (i) 9 eligible members have been allocated Lung Cheung Road Stage I Type 3⁺ flats (see Appendix B). 3 other members who submitted applications for Type 3⁺ flats were unsuccessful because their monthly salaries were not on a level sufficient to satisfy the proviso referred to in para. 10 above that their monthly payments must not exceed one quarter of their total regular monthly emoluments. As far as can be judged at the present time, the cost of a Type 3⁺ flat will be approximately \$49,000 and the total monthly payment required for one of these flats will be \$475, including repayment of loan, maintenance, rates, etc. Hence any officer with a monthly salary of less than \$1,900 is regarded as being ineligible for a Type 3⁺ flat. However, these applicants will be considered for Type 2 flats when they are allocated in due course.

/... (ii)

No arrears
and
premium
required
specified

(B)

(ii) 57 members (including the 8 unsuccessful applicants for Type 3+ flats referred to above), submitted applications for either the Lung Cheung Road Stage II or the Ngok Yue Shan flats (see Appendix C); and

(iii) 30 members either did not submit applications or failed to submit them in time and have thus lost their absolute priority for flats built under this new scheme, although they remain eligible to make applications with other eligible officers on the terms set out in paragraph 13 below.

Applications and Closing Date

13. Applications for the remaining Lung Cheung Road Stage I Type 3+ flats are now invited from eligible officers in the civil service. Application Forms, a sample of which is at Appendix D, are obtainable from Heads of Departments, or the Buildings and Lands Registry of the Colonial Secretariat. Completed application forms should be submitted through the respective Head of Department to Land Assistant (1), Lands Branch, Colonial Secretariat, before noon on 2nd January 1969.

(Note: Applications for Lung Cheung Road Stage II/Ngok Yue Shan flats will be called for at a later date).

14. For ease of reference a "Block" plan and a chart showing the numbering of flats are attached as Appendices E & F respectively. Those flats which has been crossed out in Appendix F have already been allocated to officers listed in Appendix B.

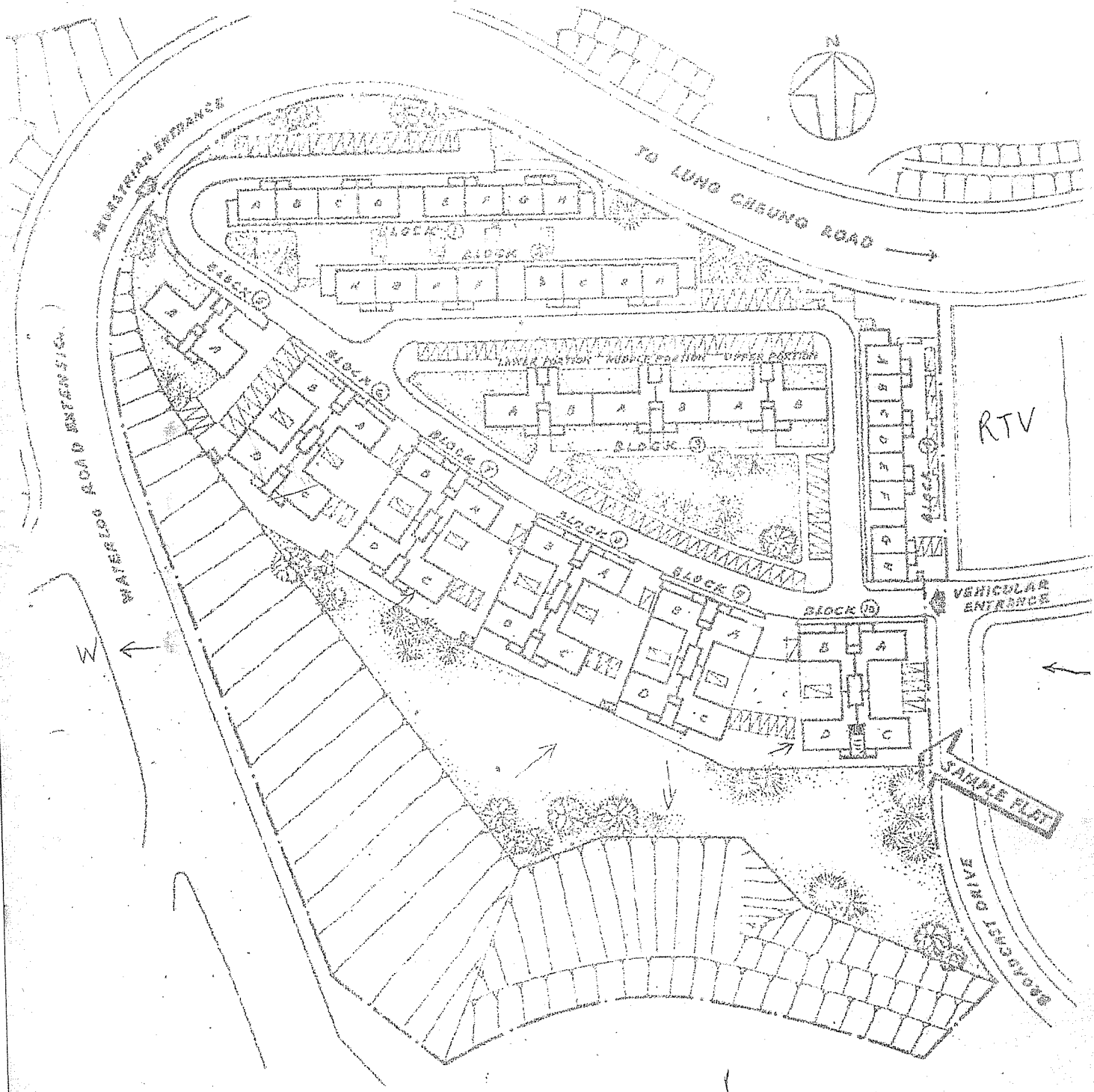
15. The allocations to individual officers will be published in a separate Circular. An appeals panel will be set up with its membership drawn from existing Co-operative Building Societies with matured schemes, to hear and determine appeals arising out of allocations made under these rules. An appeal against an allocation may be made to the Establishment Officer. The appeal must reach the Establishment Officer not later than two weeks after the allocation Circular, a copy being sent to the officer's Head of Department who should forward his views on the merits of the appeal to the Establishment Officer within one week.

16. A Type 3+ sample flat has been prepared at Lung Cheung Road Stage I so that applicants may view a completed flat.

17. Any enquiries about this Circular should be addressed to Land Assistant (1) on Telephone No.H-95531.

J.N. HENDERSON
Establishment Officer

To : Heads of Department



LAYOUT PLAN

SCALE : 100 FT TO AN INCH

F-
1967
PL
L. 5195

This Indenture

made the 27th day of June

One thousand Nine hundred and Sixty nine Between Our Sovereign Lady ELIZABETH II by the Grace of God of the United Kingdom of Great Britain and Northern Ireland and of Her other Realms and Territories Queen Head of the Commonwealth Defender of the Faith hereinafter referred to as "Her said Majesty" which expression shall where the context admits be deemed to include Her Heirs Successors and Assigns of the one part and THE COLONIAL TREASURER INCORPORATED a corporation sole incorporated under and by virtue of the Colonial Treasurer Incorporation Ordinance whose office is situate at Colonial Secretariat Central Government Offices Main Wing Lower Albert Road Victoria in the Colony of Hong Kong

hereinafter referred to as "the said Lessee" which expression shall where the context admits be deemed to include its Successors and Assigns

of the other part Whereas the Governor and Commander-in-Chief of the Colony of Hong Kong and its Dependencies in his and whose name as Chief and the Officer for the time being acting for the Government of the Colony are hereinafter referred to as "the Governor" is fully authorized to enter into these presents in the name and on behalf of Her said Majesty Now This Indenture Witnesseth that in consideration of a premium of Three million eighty two thousand seven hundred and forty dollars in Current Money of the said Colony which has been paid and

in consideration of the yearly rent which is in stipulations hereinafter reserved and expressed and of the part and benefit of the said Lessee to be paid unto and returned Her said Majesty. Both hereby grant and demise unto the said Lessee All that mess or parcel of ground situate in the Colony of Hong Kong near Broadcast Drive Newton in the said Colony bounded on or towards the North by Waterloo Road and having frontages thereto of (Thirty four feet two inches or thereabouts (on curve); Two hundred and thirty two feet three inches or thereabouts (on curve) Two hundred feet or thereabouts and One hundred and sixty two feet five inches or thereabouts (on curve) on or towards the East partly by Crown Land and partly by

This must be read in conjunction with the other pages of this document

*Letter to successful
applicants.*

Colonial Secretariat,
Hong Kong.

23th April, 1969.

Dear Sir,

Local Government Officers New Type Housing Schemes
(Government Built Scheme)

Lung Cheung Road Stage I

Further to my letter dated 21st March, 1969 this is to confirm that you have been allocated flat No. 20 in Block No. 7 at Lung Cheung Court.

2. The selling price of this flat is \$49,500 and you will be required to make a downpayment of \$7,425 (15% of the cost of the flat) and to execute all the requisite legal documents before you occupy the flat.

3. The balance of the purchase price will be advanced to you on loan by The Colonial Treasurer Incorporated upon the following conditions:

- (a) That you execute a standard form mortgage of your leasehold interest in the flat, the common parts of the buildings and the site to secure repayment of the loan and interest.
- (b) The amount of the loan will be \$42,075.
- (c) The effective interest rate will be 7% per annum (subject to variation by The Colonial Treasurer Incorporated within lower and upper limits of 5% and 9%).
- (d) Interest will be computed with half-yearly rests.
- (e) The term of the mortgage loan will be for 20 years. Should you so decide, however, you may obtain earlier discharge of your mortgage by paying the whole of the outstanding loan and all accrued interest either on a date which is 6 months after the date of the advance, or at any time after that upon your giving one month's notice in writing of your intention to repay.
- (f) Your monthly payments on account of the loan advance and interest will be \$326.20.

4. At the effective interest rate of 7% it is calculated that over the 20 year period of your loan you will pay interest totalling \$36,213.

*No area land premium payment
requirement specified.*

5. In the case of the present co-operative societies the headlease is granted by the Crown to the society which in turn grants underleases to its members. We propose to follow much the same procedure for these flats except, of course, that there will be no co-operative society. The Colonial Treasurer Incorporated who now holds the grant of the land will grant an underlease to you.

Good!

6. The underlease will transfer to you (a) your flat and (b) an undivided share (jointly with the other flat owners) in the site and common parts, e.g. the staircases and passages, of the blocks of flats at Lung Chuan Court. You will also be granted the right to use a car parking space which will be allocated to you under a Deed of Mutual Covenant. There will also be a provision in the underlease that you shall observe the Deed of Mutual Covenant, which will include regulations governing the Management Committee to be formed from the flat owners and various rules for the management and proper use of the flats and common parts of the development. This Deed will also define your liability to contribute towards the common expenses of repairing, maintaining and managing the buildings. There will also be a standard form of mortgage which you will be required to execute if receiving a loan towards the purchase of your flat. It is a term of the underlease that you do not object to the appointment of the Commissioner for Housing under the Deed of Mutual Covenant to act as manager of the buildings.

7. In case you are not familiar with the use of an underlease, I should explain that an underlease is the most appropriate form of legal document for transferring property when reversionary rights are involved. The underlease contains certain clauses which provide for determination in certain events which will be set out in detail in the Second Schedule of the underlease.

8. As the purchaser of a flat you will, of course, have to pay the Stamp Duty on the underlease and mortgage together with fees for the registration of these documents.

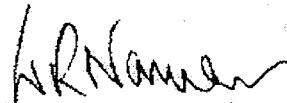
9. The Colonial Treasurer Incorporated will instruct the Crown Solicitor to act on its behalf. You will appreciate that the Crown Solicitor will be acting solely in behalf of The Colonial Treasurer Incorporated. He will therefore prepare all the necessary documents which you will be required to sign as a condition of taking possession of a flat. If you decide to accept this offer and are employing a solicitor to act on your behalf you should complete the relevant part of the attached form of acceptance and return it to me. Your solicitor should communicate with the Crown Solicitor who will in turn forward to him the documents for your signature. You will yourself of course be responsible for payment of your own solicitor's costs. If you decide to accept this offer and do not employ a solicitor but wish to act on your own behalf you should delete the appropriate portion of the form of acceptance of offer before returning it to me. The Crown Solicitor will then forward to you copies of the documents for your perusal and notify you as to the time and date when you are to attend at his Chambers in order to sign them. Should you wish to accept this offer kindly complete and return to me in duplicate as soon as possible the attached form.

any fees involved?

10. The flats for this stage are due to be completed in April 1969 and the documents should be ready for execution in about May 1969. You should therefore be able to occupy the flat in May or June 1969.

11. If you have any queries about these proposals you are asked to get in touch with Mr. Joseph Lee, Land Assistant(1) on telephone number 95531.

Yours faithfully,



(W.R. Norman)
for Colonial Secretary

Mr. Anthony Robert SWINTON,
(Industry Assistant I),
c/o Commerce & Industry Department.

WRN/xc

c.c. R.G. (29 in L.O. 4/592/67 II)
Hon. A.G. (AGC 5/1900/52 III (TLvP))
Acct. Gen. (49 in D/8/218/1 II)
C. for H. (H.E. 2/45/65)
S.C.L. & S. (LSC 493/5146/53)
D. of Audit
A.S.(LB)
BL 2/31/3220/67

C O P Y

RESTRICTED

Colonial Secretariat,
Hong Kong.

File No. 5/2321/56.

11th June, 1956.

SECRETARIAT STANDING CIRCULAR NO. 9
Government assistance in housing
non-expatriate officers.

As a result of the successful completion of several housing schemes by building co-operative societies, Government now proposes to extend its assistance beyond the limits set out in Secretariat Temporary Circular 74 of 10th December, 1952.

2. Funds will be made available to groups, numbering not less than ten members and consisting of officers on the pensionable establishment not eligible by their terms of service for Government quarters. Groups must accept the following general conditions:

- (a) the sponsors to form themselves into a co-operative building society if their scheme is accepted
- (b) the Crown land, made available at half the upset price, to be developed to the fullest possible extent
- (c) the loan, for the purchase of the land and the construction of the building, and interest at 3½% per annum, payable every six months, to be repaid within a period of twenty years
- (d) a strict prohibition on sale or mortgage until the loan is repaid
- (e) accommodation for individual officers to be such that no officer will be involved in monthly payment to the co-operative society in excess of one quarter of total monthly emoluments.

3. Government will deal only with co-operative building societies and the sponsors of schemes must accept by-laws based on models available on application to the Registrar of Co-operatives.

4. Because of the shortage of building sites no scheme will be accepted unless the land is developed to the fullest extent possible. The Director of Public Works will advise on sites available and the extent to which they must be developed.

5. Sponsors of scheme must first apply to the Colonial Secretariat for formal permission to participate in the facilities now offered. Applications must provide a list of officers wishing to be associated in the scheme showing names, grades, and total emoluments, details of the proposed site, and a rough estimate of the loan required.

6. When formal permission is granted to initiate a scheme the sponsors will be required to take advantage of the facilities granted as soon as possible. Details of the financial and building procedures will be made available on application to the Colonial Secretariat.

By Command,

E. B. DAVID
Colonial Secretary.

*Circular for Invitations to form
Co-opt Societies*

COPY

Colonial Secretariat,
Hong Kong.

10th December, 1952.

RESTRICTED.

No. 5/611/51

SECRETARIAT TEMPORARY CIRCULAR NO. 74

Government assistance towards housing of local officers.

A number of requests have recently been received by Government for financial assistance to non-expatriate officers who wish to provide themselves with housing.

2. Subject to the approval of the Secretary of State, it has been decided to set aside funds for this purpose, and applications for loans from these funds will now be received.

3. It is proposed that Crown land shall be made available at half the upset price, together with full crown rent, for approved scheme, and that the cost of forming the site and constructing the building shall be advanced to a maximum figure. The loan, which will include the half-value of the land, will bear interest at $3\frac{1}{2}$ per cent per annum payable every six months and must be repaid within a period normally of not more than twenty years. There will be a strict prohibition on sale or mortgage for a period of years or until the loan is repaid, and conditions adequate to ensure that the building is used only for the housing of Government servants.

4. Government is not prepared to deal with groups of less than ten officers. Accordingly any officers who wish to promote their own housing scheme should prepare their proposals and submit them for consideration, giving as many particulars as possible including the desired site, sketch plans, estimated costs and financial details of the scheme, and names and posts of the participants. Officers are particularly requested carefully to consider the important point of whether their means will be equal to the financial burden they propose to undertake, bearing in mind that outgoings on the completed building will include capital repayments, interest, Crown Rent, property tax, rates, and maintenance.

5. In view of the increasing shortage of building sites, no scheme will be accepted unless the land is to be developed to the fullest possible extent. In any case of doubt, the Director of Public Works may be consulted on this point, and he will also advise regarding sites and plans.

6. If a scheme is accepted, the sponsors will be required to form themselves into a co-operative society (or other corporate body) with which Government will thereafter deal. It is essential that the by-laws of the society provide that the flats to be built may be tenanted only by civil servants serving or retired. The Registrar of Co-operatives will advise on procedure and a set of model by-laws will be made available to sponsors by him.

7. The scheme applies only to non-expatriate officers on the pensionable establishment.

8. Applications should reach this Secretariat by 1st March, 1953.

By Command,

D.W.B. BARON,
Acting Deputy Colonial Secretary.

Housing Scheme 和 GBHS 不同之处

Housing Schemes

1. Housing Scheme 是由公务员自行组合, 组织合作社向地政署请求批地, 由 THE COLONIAL TREASURER INCORPORATED (97 後改名为 THE FINANCIAL SECRETARY INCORPORATED) 贷款给合作社支付购地费用, 建筑费 (包括建筑师费用及其他杂用). 合作社负责 20 年内半年一次期清还 (含利息). 为顾及合作社之清还能力, 贷款之上限总额不能超过合作社成员每月净支配收入 (薪金之 $\frac{1}{4}$). 而购地是以该地之市价 $\frac{1}{2}$ 计算. (CS's Secretariat Standing Circular No. 9 dd 11. June. 1956). 即是说合作社得来之地是市值之一半. 但其後在政府文件中屡次说是地价之 $\frac{1}{3}$. 究竟是地政署之官员记错, 或是後来有另一 Standing Circular 来修正就不待而知.

2. 由於 Housing Scheme 散佈香港, 九龙, 新九龙及新界各区, Land Lease 都有不同, 香港区多是從批地日开始計使用期 75 年. 而九龙 (界限街以南) 的大约是 90 年初期, 要续期 50 年. 新九龙及新界的则是到 1997 年 (由 1898 年开始使用期 75 年但可续约至 1997 年租借约满之

前3天)。

3. 由於有些合作社購行之地，在購買時已差不多獲規定之75年期租業價約，地政署發出 Modification Lease Letter 給合作社們要他們遵守。由於合作社购地時沒有付足地價 (Circular 說是 $\frac{1}{2}$ ，但官員以為是 $\frac{1}{3}$) 於是 Lease Modification 寫下下列將來要補地價的條款

An Amount equal to two third of either the existing use land value of the Property or the full market value of the Property as the case may be at Director's discretion.

GBHS (LCC and Hong Lee Court)

1. GBHS 是由 THE COLONIAL TREASURER INCORPORATED (97後改名為 THE FINANCIAL SECRETARY INCORPORATED) 興建來出售給公務員。換句話說，此機構之身份和一般地產發展商無異，而地政署购地時是付足地價，由於這兩個 scheme 都位於界限街以北，使用期定到1997年。和當時地產發展商購新九龍及新界地來建屋出售給市民一樣。回歸時，政府已訂定法例，位於港英租借地的地，97後只需在應交地價上加3%就是補地價。(Cap 150 新界土地契約(續期)條例) 在過往十多年，GBHS 成員都是依是政府繳納

那增加3%的差餉來 fulfill Cap 150 的要求。

2. 2002年 LCC 成員因我們已繳足所有貸款要求取回業權契約，此時 DLO 及 THE FINANCIAL SECRETARY INCORPORATED 兩機構將給與 Housing Scheme 的 Lease Modification 強行 LCC 成員之上，Hong Lee Court 則是於 2014 年 4 月才申請契約，但至今仍未收到條件。

3. LCC 在提供公務員時，程序與一般地產發展商提供無異。我們既要交首期，餘款由發展單位貸給，分 20 年每月攤還（含利息）。所以 DLO 及 THE FINANCIAL SECRETARY INCORPORATED 要我們遵守他們自己訂定之 LEASE MODIFICATION 是不合法的。

4. Housing Scheme 购地之 Lease 是合作社的主席和 DLO 簽的，LCC 购地之 Lease 是 DLO 和 THE COLONIAL TREASURER INCORPORATED 簽的。接受 LEASE MODIFICATION 的文件，Housing Scheme 方面是合作社主席和 DLO 簽的，表示接受。而 LCC 的則是 DLO 和 THE FINANCIAL SECRETARY INCORPORATED 簽署，並無 LCC 成員在內。Housing Scheme 的公契是合作社的主席跟第一位社員簽的，

而 GBHS 的公契卻是^由發展機構 THE
FINANCIAL SECRETARY INCORPORATED 和第一位
買家簽的，內文有要遵守 LEASE 規定，實在
是霸王硬上弓，違反了 Cap 458 Unconscionable
Contract Ordinance.

Date 30 December, 2015

Dear Hon. CEO Dr. C.Y. Leung,

Further to our petition submitted in Nov. 2015, we have now gathered more information on how the Colonial Government handled the Housing Benefit for the Local Officers in the last century. It is very clear it was the Colonial way of Administration and was very unfair to the Officers who joined the service before 1980, for GBHS members in particular. Grateful your Honour will correct such malministration committed by the Colonial Government in the not too distant future, as we are now all very senior citizens and like to see such 冤案平反 before we leave this world. Thanks.

Resident of GBHS (Lung Cheung Court)

Convenor: TUNG Shu-shing, Committee Member of The Incorporated Owners of Lung Cheung Court (Broadcast Drive)

Correspondence Address: P.O. Box 73163, Kowloon Central post Office, 405 Nathan Road, Kowloon.

c.c 中联办张晓明主任

Hon TAM Yiu Chung

Hon Frederick FUNG Kin-Kee

Hon Starring LEE Wai-King

Dr Hon CHIANG Lai-Wan

Dr Hon Elizabeth QUAT

Hon Tony TSE Wai-Chuen

Hon POON Siu-Ping

Hon CHAN Han-Pan

Hon Mrs. Reginia IP LAU Suk-Yee

Dr Hon Priscilla LEUNG Mei-Fun

Hon Paul TSE Wai-Chun

Hon Abraham SHEK Lai-Him

Dr Hon Helena WONG Pik-Wan

Hon CHAN Yuen-Han

Hon James TIEN Pei-Chun

特首梁振英博士钧鉴，

您好。

团结香港基金发表的香港土地发展报告写得很好。值得接纳依此施政。有关居屋补地价的建议，更是合理之至。美中不足之处是没有提到 Civil Servant Coopt Society 兴建的 Housing Scheme 和 政府兴建的 Housing Scheme (GBHS) 补地价的问题。事实上，这些 Housing Scheme 的产生，是居屋发展的蓝本，分别是 Housing Scheme 是为 1950-1970 年代之本地公务员而设。而居屋则是 80 年後为全港市民而设立。就是这样分别而已，Coopt Society Housing Scheme 是公务员以 1/2 土地价格向政府购地自行兴建，而 GBHS 则是政府以土地全价批地，兴建後售给公务员。当 Aker Jones 从马来亚调来香港主理 Civil Service 事务时，却诡辩说所有发展 Scheme 之土地只是以 1/3 土地价格批出。但又没有提出是否日後是否要补回土地差额的需要。第一期的居屋俊民苑(落成於 80 年初)都没有要补地价差额之事。而到隔了十七年後(GBHS 建造於 1968) 的 1985 年，那时是 David Ford 掌大权，他突然发出指令，由 Secretary of Civil Service 颁报说所有 Housing Scheme 一定要补回土地差额 (以 Current 土地价计算)，然後才可以出售及出租 (分租小部份亦在内)。很明显这是殖民地主子统治殖民地人民的手段和手法。在我等 GBHS (Lung Cheung Court) 多次给 钧座的请愿函都表示了我们的怨气。今特将我们收集了有关发展和出售 GBHS 过程的

资料综合起来给 钧座阅览和为 GBHS 反案决策之用。

谢谢。

GBHS (Lung Cheung Cout) 全体居民上

Convener 董树成 ,

Nov 2015

龙翔苑(广播道) 叶主立案法团管理委员会委员

Correspondence Address: P.O.Box 73163, Kowloon Central Post
Office, Kowloon.

cc. 谭耀宗议员

请为我们这宗冤案发声

督促政府早日将之平反

李慧琼议员

蒋丽芸议员

葛佩帆议员

谢伟铨议员

潘兆平议员

陈恒镛议员

叶刘淑仪议员

中联办张晓明主任

梁美芬议员

谢伟俊议员

黄碧云议员

..

[REDACTED]

特首梁振英博士鈞鑒，

經過多次催促，發展局終於完成 鈞座指令跟進的任務，給我們之請願信一個回覆，並有副本呈交 鈞座鑒閱。我等很詫異發展局的官員在今時今日仍然用前朝殖民地官僚統治香港的手法來處理今次我們的請願投訴，只是巧言令語維護前朝政府辦事的短處，並沒有以先天下之憂而憂的精神，自覺地來改正前朝犯下的過失。

首先，地政署的官員仍以為 GBHS 與 Coopts Society 所建之 Housing Scheme 同是一體（前朝的官員也是這樣的觀點），請看附上有關 GBHS 及 Coopts Society 建造之 Housing Scheme 完全不同的分析，二者無論是從獲地形式，建造發展過程和購買方法，貸款條件完全不同。Housing Scheme 是根據 Secretary Temporary Circular No. 74 dd 10th December, 1952 及 Secretary Standing Circular No. 9 dd 11th June, 1956 由公務員自己組織了 Coopts Society 而興建。詳情已清楚地記載在上述兩份 Circular 之內。在那兩份 Circular，多次講述，Housing Scheme 的地是以市值 50% 批地給與，而 GBHS 則是由政府授權 The Colonial Treasurer Incorporated 作為發展商，發展龍翔苑 (Lung Cheung Court) 及康利苑 (Hong Lee Court) 以分期付款方式售與合資格之本地公務員，情形與 Housing Scheme 炯然不同。發展

GBHS 以分期付款形式售與公務員及招售詳情見 Establishment Circular 69/68 dd 30.11.1968. 在此通告中, Para 3 說是以分期付款方式售給合資格之公務員, Para 7 列明不同大小單位之售價及明確顯示該售價是包括了地價和行政費用在內. 此 Circular 並沒有說這地價是只是部份款項, 而付款方式亦沒有說將來有補地價的需要. 於是我們根據 Circular 所示申請購買龙翔苑的單位. 成功申請者並繳付首期落實. 而發展局的覆函說道於 1969 年 6 月 13 日有高官團 Expatriate Officer, 包括 D8 之 Akers-Jones 及兩名 A.S. 與七位成功的申請者講話說道售價中之地價只是當時市價之 1/3. 但卻沒有講將來或何時要補繳交這筆不足之地價和方法. 而在會議後之兩個星期 (27.6.1969), Land Lease 才正式發出, 只說道該天港英政府是以 HK\$3,082,740.00 將 LCC 的地包括附近的山坡售給 The Colonial Treasurer Incorporated 來發展 LCC 給合資格的公務員購買, Lease 之中沒有說購買價只是市價之 1/3, 亦沒有說將來要補地價和假如要補的話, 要怎樣補的方法. 要知道當時我們一群申請者, 職位低微, 最高不超過 MP 14, 與參與會面之外籍高官 D8 比, 懸殊得很, 根本沒有 “the relative strength of the bargaining positions” with those high rank expatriate officers 來和港英政府高官爭辯其不是之處, 因為在招請我們購買 LCC 的 Circular 中, 並沒有說地價 1/3 的條款, 亦沒有說將來要補地價和如要補地價, 應該要如何補法. 這些後加的口头 Information, 已是 unconscionable contract. 更加上兩星期

後的 lease 又沒有將 Akers-Jones 們的說話加進在內，後來要我們 LCC 的業主要補交地價的指令，根本就沒有理由。鈞座是土地測量專業的專家，應該明白這道理吧。1984 年中英談判香港主權塵埃落定之後，1985 年 11 月 25 日 Secretary for the Civil Service 發出公函說道港英政府的 Executive Council 決定除了 Wah Yuen Chuen 及 Shatin Lodge，所有 Coopts Society 所建之 Housing Scheme 及 GBHS 必須跟指令的計算方式來補地價，而 Housing Scheme 與 GBHS 的計算公式完全相同。此乃一條由上而下的指令，並不容許下級反對，完全是英人統治殖民地的霸道手法，已經違反了 Cap 458 Unconscionable Contract Ordinance，正式是只許州官放火，不許百姓點燈。而且，此指引却是在事情發生後 16 年後才頒佈，霸王硬上弓，這些殖民地行政手法，相信鈞座也不會認同，加上 GBHS 與 Coopts 之 Housing Scheme 是兩個完全不同的產物，殖民地政府要我們用同一條件補地價的指引，十分不合理。到 2002 年時，當時之 DLO/Kowloon East 為了邀功，將此不合理的補地價條款以 Letter of Lease Modification 用自己職位名義簽署和登記，強迫我們 LCC 的已屆耆耄之年的退休公務員遵守，並沒有經特區政府之行政會及立法會來再審核 1985 年之指令的合理性和合法性。加上如此影響重大的更改 Lease Condition 並不是一個小小部門的主管有資格簽署的。在後來執行此 Letter of Lease Modification 時，地政署初時用 Lower Bound 的數字來執行補地價的數目，近年却大幅飆升，用 Upper

Bound 的数字收取, 時價不同, 仿如在市場售賣海鮮情况一样. 另一点令我們担心者, 根據 Akers-Jones 在 13.06.1969 的講話, 原來 LCC 在 1969 年四月已得到 Occupation Permit, 但此時 LCC 之 Lease 仍未有, 此 Permit 之有效性及樓宇之安全性成疑. 鈞座任職不久, 在山頂大宅之花園只建造一個小小花棚作為休憩之所, 竟被有關部門視為違法, 大事張揚公佈, 下令拆除. 而对前朝政府所做之違法之事却視若無睹, 噤若寒蟬. 真不可思異.

我等特懇請 鈞座與特區之行政會及立法會檢討 1985 年前朝頒佈之苛政的合理性和合法性. 还我們一個公道. 謝謝.

GBHS 龍翔苑全体耆耄退休公務員上

聯絡人 董樹成

(P.O.Box 73163, Kowloon Central Post Office, 405 Nathan Road, Kowloon)

副本寄: 香港中联办張曉明主任

立法會譚耀宗議員

行政及立法會李慧琼議員

行政及立法會葉劉淑儀議員

立法會陳婉嫻議員

立法會蔣麗芸議員

立法會陳恆鑞議員

立法會梁美芬議員

立法會潘兆平議員

立法會謝偉銓議員

特首梁振英博士鈞鑒,

去年八月四日, 我們龍翔苑居民致函 鈞座請願, 訴求鈞座將政府橫加於本苑單位要補地價之後, 才可以出售及出租的不合理又苛刻的規定取消. 理由已詳見於我們的申訴書及其後呈交的補充文件之內.

本苑居民於 1968/69 期間, 响应前港英香港政府 ESTABLISHMENT CIRCULAR No. 69/68 dd 30th Nov. 1968, 申請購買本苑單位作為住所. Para. 3 of the EC 說道 ...eligible officers may purchase (the flat) from Government by instalments. Para 7 又說明所付之購買價是 including administration fees and land cost. 我們申請如儀, 而實際所付款項都比 EC 所列的樓價數字稍多, 因為這是政府的 On Cost Project, 即是此乃相當於一個由政府替一般市民做的 Project, 牠的實際收費是將全部的發展費用總計再加上 administration cost (通常是 20%) 來向承托人即時收取, 並無尾數要日後處理. EC 亦講明我們要交部份買價作為首期, 餘款由政府貸給. Repayments 那段, 除了指出我們要分 20 年每月準時償還貸款, 年息 7% (比一般市場貸款為高). 我們一定要交部份樓價作為首期, 與一般樓宇買賣按揭方式相同. EC 並沒有說我們將來售賣時要補地價, 我們當時理解全部地價已經包括在售價之內. 這是香港法例 Cap 26 Sale of Goods Ordinance 的精神, 當時政府委托發展龍翔苑的機構已遵從此法例處理此出售, 十分清楚明確. 在原始批地的 Lease Condition 之

中，亦已很清楚列明龍翔苑的地段是以\$3,082,740.00 由發展機構購買，批期是到 27.06.1997. 1984 年，中英會談結果，香港要全部回歸中國，之前在香港界限街以北所有地段 Lease 期是到 1997 為止，因為那些都是英國向中國租借的租借地，為解決該地區之土地契約問題，當時港英香港政府乃制定 Cap 150 新界土地契約（續期）條例，規定所有在前租借地範圍之內的已購買的地段，1997 年之後不用補地價，只需要在每季所繳交應課差餉數額之上，加多 3% 即可。於 13 July, 1996, The Financial Secretary Incorporated（代理政府發展龍翔苑的發展機構）and The Government of Hong Kong 簽訂 Memorial No. UB 6674324, 將龍翔苑地段續期 50 年至 30th June, 2047, 條件與 Cap 150 所示的一樣，我們龍翔苑業主從 1997 年起亦依例在每季繳納的差餉多交額外的 3%。誰知道，到 2002 年時，District Land Office/Kowloon East 與 The Financial Secretary Incorporated 改簽一份 Modification Letter (Memorial No. 8524062 dd 5 March, 2002) 要將 1996 年所簽訂之免補地價協議 (Memorial No. UB 6674324) deemed to be and shall be void, 要龍翔苑單位的業主，在出售單位時要補地價，條件和 Coopt Society 所建之 Housing Scheme 完全一樣。強迫龍翔苑業主遵守。很明顯，當時在位的 District Land Office/Kowloon East 是行政失誤。第一點，龍翔苑是我們向政府屬下的發展地產單位購買，是根據 Cap 26 Sale of Goods Ordinance 所示而交易。而 Coopt Society Housing Scheme,

則是公務員自行組織 Society, 向地政處以市價 50% 购地, 自行聘請建築師興建, 雖然同是由政府貸款, 他們的利息只是低息 3.5% per annum, 还款期雖也是 20 年, 但他们是半年才还一次, 龍翔苑則是要每月清繳. 為何要將 Housing Scheme 補地价的條件加諸龍翔苑的單位. 不知其理據何在. 第二点, District Land Office/Kowloon East 只是地政署一個 Office, 如此重大改变, 該 Modification Letter 為何不是由 Director of Lands 來簽署和經過 Legco 及 Exco 的認同才執行. 可見得當時在位的 District Land Office/Kowloon East 是沒有根據政府處事的規矩和原則來辦事, 胡作妄為, 瞞上騙下. 第三, 龍翔苑業主在購買單位並住了超過卅年, 政府才通知要加補地价條件, 完全違反香港法例 Cap 458 Unconscionable Contract Ordinance 的精神. 特此我們請求 鈞座下令將此不合理政令取消. 上次遞交我們申訴書後, 鈞座八月十二日已覆函說道此事已交公務員事務局及發展局跟進, 八月廿三日公務事務局局長已有覆函說道此乃發展局的事, 與公務員事務局無關. 現在時隔已七個多月, 發展局仍未有訊息告知, 辦事效率差勁. 故特再函 鈞座, 請督促有關官員將此違法政令早日更正. 才是政通人和之道. 謹此先行致謝.

龍翔苑全体業主謹上 11.02.2015

聯繫人: 董樹成

通訊處: 香港九龍彌敦道 405 号九龍中央郵局郵箱 73163 号

副本送:

潘兆平議員 立法會公務員及資助機構員工事務委員會主席

譚耀宗議員

謝偉銓議員

李慧琼議員

蔣麗芸議員

陳恆鑾議員

葉劉淑儀議員

香港申訴專員

發展局局長陳茂波

特首梁振英先生,

您好.

我们是居住在 Government Built Housing Scheme 龍翔苑 (Lung Cheung Court) 的退休公務員. 我们曾將我们一生最寶貴的時光奉獻給香港市民, 為他們服務, 博得不少讚賞.

我们加入政府工作的時間是 50 年代末及 60 年代初, 那時候, 香港的房屋居住問題比現在嚴重得多, 房租高昂, 一間 60 SF 的板間房租金高達 HK\$80/月, 而政府的三級文員起薪点只不过 HK\$180/月而已. 那時港英執政, 对從英联邦來港任職的雇員十分優待, 每人都可以獲得豪宅一般的政府宿舍居住, 所繳租金只是薪金之 7.5%, 但是他們有海外雇員津貼, 此津貼已够交租有餘, 換言之, 外藉公務員實際是免費宿舍, 比較起來, 本地公務員遭遇住屋的困境, 可想而知, 先生令尊老先生, 亦有此經歷吧.

後來經過華員會多年的爭取, 港英政府乃設立建屋合作社計劃, 由公務員自己組織合作社向政府批地及貸款自行聘請則師設計及建造房屋居住. 後來政府發覺有些合作社, 由於成員沒有建造屋宇及監管品質優劣經驗, 一切都倚靠所聘的 AP 來設計和監管工程的建設, 所建之合作社房屋水準良莠不齊, 於是改變政策, 由政府設立一部門 The Colonial Treasurer Incorporated (回歸後此部門改名為 The Financial Secretary Incorporated) 作為類似發展商角式, 向地政署购地, 付足地價來建造房屋售給公務員, 此乃龍翔苑之由來. 龍翔苑的地, The Colonial Treasurer

Incorporated 是繳足地價 HK\$3,082,740.00 向地政署購買 (Lease 寫得很清楚). Lease 又寫明此買地者 (The Colonial Treasurer Incorporated) 要在 1972 年 1 月 19 日之前以最少二百萬元來興建最少 244 個單位來售給公務員. Lease 其他條款與一般地產發展商向政府购地發展並無不同之處. 結果是 The Colonial Treasurer Incorporated 在購得此地盤之上興建了 296 個單位, 單位面積分別有 1,067 SF, 1,327 SF 及複式 1,557 SF 三種單位, 將之出售與公務員, 售價是 1,067 SF 者 \$36,000.00, 1,327 SF 者 \$49,500.00, 1,557 SF (複式) 者 \$55,500.00, 以計分法來釐定購買者之 Priority. 計分方法, 包括購買者之薪金數目, 工齡及家庭成員數目等, 而購買者必須付 15% 樓價為首期, 餘款由 The Colonial Treasurer Incorporated 貸出, 分 20 年歸還 (含利息), 一切程序與市面上市民向發展商購買屋宇相同. 以樓宇之售價而言, 看似與當時在廣播道由私人發展商興建的同樣大小的單位便宜些少 (單位呎價不超過 10%), 差額不大. (例如: 龍翔苑左側之偉錦園, 乃電視台紅星集中居住之所, 港姐翁美玲就是香消玉殞於此園. 樓宇內部設備及用料都比龍翔苑優勝, (龍翔苑之設計及建造只是由當時政府一貫負責興建平民徙置區房屋的工程部門設計和施工, 樓宇質素可想而知), 偉錦園大單位售價亦只是六萬元而已, 但此數已經包括了發展商的成本, 利息和利潤). 根據上述之事實, 政府發展商 (The Colonial Treasurer Incorporated) 購買龍翔苑的地皮是付足了地價, 而發展此地售屋

所得之回報款項,並沒有虧蝕.但是到了2002年時,我們清還了欠款,申請分契取回業權時, The Financial Secretary Incorporated (Colonial Treasurer 改了名字) 與 District Land Office 交換公函討論我們龍翔苑單位在分契時應如何處理. 此兩部門於2002年2月22日私自成立協議發表一封 Modification Letter Ref. No.LACKL 14/592/65 IV, 此兩部門大家同意, 龍翔苑的業主在取回業權後, 一定要“補地價”才可以出售和出租. 而“補地價”之數值是 At Director's Discretion. 可以根據 Land Use Value 或是 Revelopment Value, 並將他們兩部門私自達成之協議 (應該是未經最高領導的認可) 發送給我們, 強迫我們遵守. 此時我們龍翔苑業主就如一塊在砧板上的肉, 任由這兩個部門切琢. 其後有些苑友因為要移居外地, 迫得要出售樓宇, 初時地政署索取的補地價, 大約是售價之 35%, 但近年來的索取補地價數字, 大幅飆升. 初時升至售價之 77%, 近來更升至售價之 81%. 地政署視補地價事如街市售賣海鮮, 價錢隨意更改向上.

根據香港法例 Cap 26 Sale of Goods Ordinance (樓宇應是 Goods 一種) 規定出售 Goods 的出售者要將 Conditions and Warranties 等等在出售 Goods 之時要寫得清清楚楚告知消費者 (我們購買樓宇是消費者行為). The Colonial Treasurer Incorporated 在出售樓宇 (龍翔苑) 給我們時就沒有將要補地價的情況列出來. 其後2002年發出的 Modification Letter 強迫要我們遵守亦觸犯了 Cap 458 Unconscionable Contract Ordinance.

這兩個部門的行為，壓根兒就是行政過失。我們特此呈請 鈞座
宣稱此要收取龍翔苑業主繳交補地價事無效。我們都已是坐八
之年，有些苑友多年前亦已經息勞歸主，留待此問題給其後人，
茫茫然不知如何處理。我們一生盡忠職守，建樹良多。當年向政
府購買龍翔苑，滿以為退休後，可以有一個自己及子孫安居之所。
而現在政府的措施要將樓宇升值之利益食去，我們將現在樓宇出
售，所得款項不足以購買現在新建樓宇的一個四百呎單位，不合
理之處可見，亦不准我們將樓宇分租或出租，以致有些單位，因
苑友移居外地而騰空，浪廢資源。龍翔苑現在樓齡已高，維修費
用高昂，亦使我們對維修保養樓宇大感吃力。鈞座蒞任特首之
時，以扶老為行政方針，敬希 鈞座體恤我們遭遇之困境，早日釐
定一個合理的解決方法。

謹此陳情。

4 August 2014

陳情者名單 (另紙附)

副本交

香港申訴專員 懇請 尊敬閣下關注此事，督促政府更改犯

譚耀宗議員 了之錯誤。感激不淺。

蔣麗芸議員

李慧琼議員

陳恆鑞議員

葉劉淑儀議員

Petitioners Correspondence Address:

P.O.Box 73163, Kowloon Central Post Office,
405 Nathan Road, Kowloon, Hong Kong

尊敬的葉劉淑儀議員，

您好，有关 GBHS 龍翔苑被地政署乱收 Land Premium 的投訴，我們已依你的指示找尋法律界人士研究，原來大部份責任是殖民地政府行政人員的过失。有关 GBHS 购屋时，我们所付楼宇的地价，EC No. 69/68 dd 30.11.68, para 7 已经很清楚说明是包了地价，而在付款细节之中，亦没有说将来会有 Arrear Land Premium Payment 的要求，在 April, 1969 给成功申请者的函件，亦没有说将来有 Arrear Land Premium Payment 的一回事。而说 GBHS 的建造，政府只收到 1/3 地价的说话，乃出自 June, 1969 Aker Jones (他当时是主理公务员事务的最高级官员) 之口，似乎他对 GBHS 之建造源流，全不明瞭。在他说了这番话後两个星期，27.06.1969, GBHS 之 Land Lease 才正式发出。但是在 Lease 之中，没有说到 Land Cost Payment 是 1/3 的情形，亦没有说将来有 Arrear Land Premium Payment 的 Condition。另外我们发觉原来在 GBHS 建造龙翔苑时，Land Lease 完全未有，而招请我们购 GBHS 之通告发出时，即 EC No.69/68, LCC 之 Land Lease 仍然未有。而通知我们申请者成功申请的函件及如何付款细节的仅之时，Land Lease 仍然未有，而入伙纸当时已经发出，当然亦没有 Land Lease。处理得太糊涂了。

至於要 GBHS 及 Coopt HS 要交 Arrear Land Premium Payment 之政策，乃是 David Ford 之主意，由 Wong Sing Wah 发出之 CSR 而强制收取，完全是殖民地的统治手法。

1996 年时, 地政署将 LCC 的 Lease 续期 50 年时没有说将来有 Arrear Land Premium Payment 这一回事. 而特区政府 2002/2003 时的行政人员(一个小小的 DLO), 因循苟且, 没有经 Legco 及 Exco 查核 1985 CSR 有关 Housing Schemes 要交 Arrear Land Premium Payment 之合法性和合理性. 要 GBHS LCC 的成员遵守, 乃大大失误. 致形成此冤案. 而殖民地政府所制定 GBHS 要交 Arrear Land Premium Payment, 乃是违反香港法例 Cap 26, Sale of Goods Ordinance, Cap 458 Unconscionable Contracts Ordinance 及 Cap 362 Trade Descriptions Ordinance. 議員处政府高位多年, 应深知此乃殖民地之行政手法. 本基本法賦與爱港爱国办事為港人謀福祉给尊敬议员的您的期望, 督促政府早日將此前朝違下之殖民地色彩的苛政撤消. 俾我們在有生之年, 可睹此沉冤得雪. 謝謝.

GBHS 龍翔苑全体耆耄退休公務員上

联络人 董樹成

P.O.Box 73163, Kowloon Central Post Office, 405

Nathan Road, Kowloon.

副本交

香港中联办张晓明主任

香港特区特首梁振英博士

存阅



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新公屋可租可買 八成家庭做業主 (圖)

新公屋可租可買 八成家庭做業主

2015-11-10 10:00:00

放大圖片

【本報專訊】團結香港基金日前發表首份研究報告，倡議推行「補貼置業」及加快土地供應。左起：曾維謙、王于漸、鄭李錦芬及黃元山。



團結香港基金發表首份研究報告，倡議推行「補貼置業」及加快土地供應。左起：曾維謙、王于漸、鄭李錦芬及黃元山。

團結基金倡補貼置業 調整補地價降門檻

香港文匯報訊（記者 鄭治祖）香港樓價貴絕全球，令不少港人擔憂「上樓」無望。團結香港基金

昨日發表首份「土地房屋」研究報告，倡議特區政府推行全新的「補貼置業計劃」，日後所有新建的公營房屋均以「置業」機會為目標，並放寬公營房屋的「補地價」政策，幫助無法負擔市場樓價的家庭以優惠價置業，長遠目標可令八成香港家庭都是自己居所的業主，安居樂業，分享香港經濟繁榮的成果。提出主張的香港大學經濟學講座教授兼團結香港基金顧問王于漸強調，房屋是關乎香港未來的問題，認為特區政府有必要協助市民解決，否則社會將會永無寧日。

由全國政協副主席、前特首董建華牽頭成立的團結香港基金，昨日發表首份題為《十盡其闕 百堵皆興，屋盡其利 萬家受惠》的土地房屋研究報告。研究項目由王于漸、香港大學經濟金融學院助理講師阮穎嫻，以及團結香港基金研究員曾維謙撰寫。王于漸昨日與團結香港基金總幹事鄭李錦芬、基金會副總幹事兼公共政策部主任黃元山及曾維謙出席記者會介紹研究成果和建議。

五折至七折上市 按揭95%

「補貼置業計劃」倡議，日後特區所有新建的公營房屋不再分「公屋」、「居屋」，均以「置業」機會為目標，並放寬公營房屋的「補地價」政策，幫助無法負擔市場樓價的家庭置業。「補貼置業計劃」長遠目標期望，可令八成香港家庭都是自己居所的業主，安居樂業，分享香港社會進步、經濟繁榮的成果。

在建議計劃下，「上樓」住戶可先租住，儲夠錢就可以五折至七折的優惠價「上車」，由政府擔保按揭95%；日後轉讓時需要補地價鎖定於其買入時的水平，不會隨市價調整。該計劃規定港人優先，每戶要有一半人是住滿7年的永久居民，首5年設有轉售限制，類似現時居屋做法。

王于漸昨日於記者會承認，新政策的定位不只幫市民有屋居住，還要協助他們置業，「如果樓價一直升，便不是解決居住問題，而是絕對要解決成為業主問題。市場機制不會幫到你成為業主，所以要政府糾正市場問題。如果不能糾正，香港社會將會永無寧日。」

王于漸又舉例說，一個市價400萬元的單位，房委會以200萬元售出，由特區政府提供擔保，住戶只需交5%首期，即10萬元便可置業，「申請的居民要自己完成扣除5%首期之後，其餘的95%的所有供款，政府不提供補貼。政府的介入，只是糾正市場失誤的問題，向住戶提供置業階梯，讓他們選擇購買或繼續租住單位。」

達到目標 需開發土地

該計劃跟以往的「租置計劃」相近，但基金強調與以往「租置計劃」的最大分別是打通了「補地價」這個環節。「補貼置業計劃」倡議放寬「補地價」政策，提供明確「補地價」目標，而不用追逐按市場浮動的補地價比例，甚或減少補價，「400萬元的樓以200萬元買入，地價鎖定在餘下的200萬元，樓市升，不用補差額；如果下跌，甚至可以按市價付少一些。」

對於董建華曾經推出「八萬五」政策，目標令七成市民做業主，最終政策落



文匯 點擊排行榜

- 《國語傳奇》進入香港國際郵政
- 《復仇狂想曲》內地點映中 破20億 張嘉倪與陸毅 11月23日 網劇
- 田四味： 誰氏民間 張高順 民選在否日 11月23日
- 反對啟關門西區選高票 港地人爭港 11月23日
- 博富： 一家一日170年 董建華感嘆 11月23日
- 新公屋可租可買 八成家庭做業主 向黃之鈞擲筆架 兩週輪 11月19日
- 如何入選 缺政團認輸 11月19日
- 維多利亞書院 11月19日 和63萬 5年新高 11月19日
- 陳國治 11月19日 11月19日
- 20人涉遊「佔中」禁令 警方要求補批 11月19日
- 新公屋可租可買 八成家庭做業主 11月19日
- 張曉明： 民族使大復興 港胞也不缺席 11月19日
- 房委會 房協 房屋局同表 表肯定 11月19日
- 各界： 引洋刀插香港 反對董建華重權 11月19日

文匯 新聞專題

- 不忘親鄉 籌備前行
- 田屠設計 勾畫藍圖—— 九媽五牛全會 11月19日
- 引虎拒蛇
- 居泊船大地盤
- 香港平訪委
- 「國語潮」在香港特別行政區的實踐 11月19日
- 香港大講堂 11月19日
- 2015年會 11月19日
- 長江各輪沉沒 11月19日
- 反23條 一息抵十 香港民主學界 11月19日
- 中韓市場 2014北京APEC 11月19日
- 慶祝澳門回歸15周年 11月19日
- 習近平回香港 11月19日 董建華領頭 11月19日
- 梁錦堂 11月19日
- 基本法25周年 11月19日

匯豐匯色

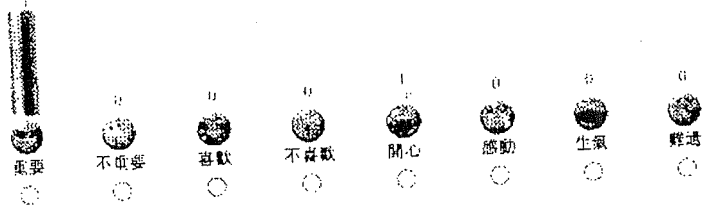


最新匯色

空，于子漸解釋說，當年遇上亞洲金融風暴，樓價下跌，令計劃無法推動。他強調今次的計劃與先前的不同，目的在於逐步推動新的資助房屋置業計劃，但認為倘若要達到八成置業目標，需要開發土地建屋。

于子漸又不認同此計劃是為特首梁振英連任解決問題，強調這是關乎香港未來的問題，「相關問題30年來都解決不到，在曾蔭權或董建華上任特首前已存在，這是香港的問題，不是任何一屆政府的問題，如果今屆政府解決不了，下屆都要處理。」

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文匯

第十八屆中央全會28日至29日在京召開，中共中央政治局向中央全會報告工作，研究「十二五」發展規劃。本報廿一全會發展經濟建設熱點問題？

- 保持經濟增長
- 轉變經濟發展方式
- 優化產業結構
- 深入實施創新驅動發展戰略
- 農業現代化加快步伐
- 體制機制改革
- 協調發展
- 生態文明建設
- 民生
- 扶貧開發

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- 郊圍研闢地 起樓惠萬家 (圖)
- 房委會 房協3屋苑同售 一表搞定 (圖)
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請理性評論

(Enacted 1994)

Section:	4	Application	30/06/1997
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Nothing in this Ordinance applies to contracts made before the commencement of this Ordinance.

(Enacted 1994)

Part:	II	UNCONSCIONABLE CONTRACTS	30/06/1997
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(Enacted 1994)

Section:	5	Relief where contract unconscionable	30/06/1997
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(1) If, with respect to a contract for the sale of goods or supply of services in which one of the parties deals as consumer, the court finds the contract or any part of the contract to have been unconscionable in the circumstances relating to the contract at the time it was made, the court may-

- (a) refuse to enforce the contract;
- (b) enforce the remainder of the contract without the unconscionable part;
- (c) limit the application of, or revise or alter, any unconscionable part so as to avoid any unconscionable result.

(2) It is for the person claiming that a contract or part of a contract is unconscionable to prove that it is.

(Enacted 1994)

Section:	6	Matters to be considered by the court	30/06/1997
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(1) In determining whether a contract or part of a contract was unconscionable in the circumstances relating to the contract at the time it was made, the court may have regard to (among other things)-

- (a) the relative strengths of the bargaining positions of the consumer and the other party;
- (b) whether, as a result of conduct engaged in by the other party, the consumer was required to comply with conditions that were not reasonably necessary for the protection of the legitimate interests of the other party;
- (c) whether the consumer was able to understand any documents relating to the supply or possible supply of the goods or services;
- (d) whether any undue influence or pressure was exerted on, or any unfair tactics were used against, the consumer or a person acting on behalf of the consumer by the other party or a person acting on behalf of the other party in relation to the supply or possible supply of the goods or services; and
- (e) the amount for which, and the circumstances under which, the consumer could have acquired identical or equivalent goods or services from a person other than the other party.

(2) In determining whether a contract or part of a contract was unconscionable in the circumstances relating to the contract at the time it was made-

- (a) the court shall not have regard to any unconscionability arising from circumstances that were not reasonably foreseeable at the time the contract was made; and
- (b) the court may have regard to conduct engaged in, or circumstances existing, before the commencement of this Ordinance.

(3) In considering the exercise of its powers under section 5 to grant relief in respect of a contract or part of a contract found to be unconscionable, the court may have regard to the conduct of the parties to the proceedings in relation to the performance of the contract since it was made.

(Enacted 1994)

Part:	III	MISCELLANEOUS	30/06/1997
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(Enacted 1994)

Cap 362 Section 2

Chapter:	362	Title:	Trade Descriptions Ordinance	Gazette Number:	L.N. 72 of 2013
Section:	2	Heading:	Interpretation	Version Date:	19/07/2013

- (1) In this Ordinance, unless the context otherwise requires-
- advertisement** (宣傳品) includes a catalogue, a circular and a price list;
- authorized officer** (獲授權人員) means a public officer appointed under section 14;
- average consumer** (一般消費者)—see section 13D; (Added 25 of 2012 s. 3)
- commercial practice** (營業行為) means any act, omission, course of conduct, representation or commercial communication (including advertising and marketing) by a trader which is directly connected with the promotion of a product to consumers or the sale or supply of a product to or from consumers, whether occurring before, during or after a commercial transaction (if any) in relation to a product; (Added 25 of 2012 s. 3)
- Commissioner** (關長) means the Commissioner of Customs and Excise and any Deputy or Assistant Commissioner of Customs and Excise; (Added L.N. 294 of 1982. Amended 65 of 2000 s. 3)
- Communications Authority** (通訊事務管理局) means the Communications Authority established by section 3 of the Communications Authority Ordinance (Cap 616); (Added 25 of 2012 s. 24)
- consumer** (消費者) means an individual who, in relation to a commercial practice, is acting, or purporting to act, primarily for purposes that are unrelated to the person's trade or business; (Added 25 of 2012 s. 3)
- Convention country** (公約國家) means a Paris Convention country or WTO member as defined in section 2(1) of the Trade Marks Ordinance (Cap 559); (Replaced 35 of 2000 s. 98)
- exempt person** (獲豁免人士) means a person who is acting in the capacity of a person described in an item of Schedule 3; (Added 25 of 2012 s. 3)
- false trade description** (虛假商品說明) means-
- a trade description which is false to a material degree; or (Amended 25 of 2012 s. 3)
 - a trade description which, though not false, is misleading, that is to say, likely to be taken for a trade description of a kind that would be false to a material degree. (Amended 25 of 2012 s. 3)
 - (c)-(e) (Repealed 25 of 2012 s. 3)
- forged trade mark** (偽造商標) has the meaning assigned to it by section 9(3); (Added 35 of 2000 s. 98)
- goods** (貨品) includes vessel and aircraft, things attached to land and growing crops.
- goods in transit** (過境貨品) means goods which-
- are brought into Hong Kong on a vessel or aircraft for the sole purpose of taking them out of Hong Kong; and
 - remain at all times while they are in Hong Kong on the vessel or aircraft. (Replaced 19 of 2008 s. 4)
- import** (進口) means to bring, or cause to be brought, into Hong Kong.
- infringing goods** (侵犯權利貨品) means goods to which-
- a forged trade mark is applied; or
 - a trade mark or mark so nearly resembling a trade mark as to be calculated to deceive is falsely applied; (Added 35 of 2000 s. 98)
- invitation to purchase** (購買邀請) means a commercial communication that indicates characteristics of the product and its price in a way appropriate to the medium used for that communication and therefore enables the consumer to make a purchase; (Added 25 of 2012 s. 3)
- mark** (標記), when used as a noun, includes a sign capable of distinguishing the goods of one undertaking from those of other undertakings; (Added 35 of 2000 s. 98)
- premises** (處所) includes any place and any stall, vehicle, vessel or aircraft;
- product** (產品) means any goods or service but does not include any goods or service covered by Schedule 4;
- Note—
See subsection (4). (Added 25 of 2012 s. 3)
- Secretary** (局長) means the Secretary for Commerce and Economic Development; (Added 5 of 2012 s. 3)
- service** (服務) includes any right, benefit, privilege or facility that is, or is to be, provided, granted, conferred or offered under a contractual right other than one arising under a contract of employment as defined by section 2(1) of the Employment Ordinance (Cap 57); (Added 25 of 2012 s. 3)
- trade description** (商品說明), in relation to goods, means an indication, direct or indirect, and by whatever means given, with respect to the goods or any part of the goods including an indication of any of the following matters- (Amended 25 of 2012 s. 3)
- quantity (which includes length, width, height, area, volume, capacity, weight and number), size or gauge;
 - method of manufacture, production, processing or reconditioning;
 - composition;
 - fitness for purpose, strength, performance, behaviour or accuracy;

← things attached to land should mean a house or building

← EC 69/68 dd 30-11

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放大圖片



■海關署理高級監督許偉明講述「黃金戰士」行動，打擊不良藥房的首階段成果。

海關揭6店拘9人 中秋國慶「黃金戰士」續出動

香港文匯報訊(記者 杜法祖)海關展開為期10周、代號「黃金戰士」行動，打擊藥房不良營商手法，以保障消費者利益。行動分兩階段進行，在上月中開始的第一階段行動中，海關發現有6間藥房分別涉嫌以混淆價格和「影射產品」手法誤導消費者，包括將藥物充當知名品牌出售，及使用「斤變」或「斤變錢」的手法，令顧客要多付逾百倍價錢，總共有9人在行動中逮捕，包括藥房負責人和職員。行動的第二階段將於本月底至10月初的中秋及國慶假期進行，海關將加強巡查熱門旅遊購物區。

海關版權及商標調查科署理高級監督許偉明昨日表示，海關由8月起展開「黃金戰士」第一階段行動，其間在銅鑼灣、尖沙咀和旺角多間藥房調查和「放蛇」，發現有兩間藥房涉嫌以混淆價格誤導手法，由「斤變」或「斤變錢」計算貨品，令顧客要支付多逾百倍價錢。涉案的商品為瑪卡和花膠，總值逾11.6萬元，為消費者預期價格的16倍(以 計算)或160倍(以錢計算)。

「影射產品」扮名牌 違商品例

海關又揭發另有4間藥房涉嫌以外觀相似的「影射產品」充當知名品牌出售，涉及475盒藥物、價值約1.5萬元。整個行動拘捕8男1女，年齡25歲至54歲，包括藥房負責人和職員，全部獲准保釋候查。

海關指出，出售「影射貨品」並非違法，但藥房銷售時若聲稱這些是知名品牌誤導消費者，就違反《商品說明條例》。

兩年破46案 20定罪兩即囚

海關又指，近兩年偵破46宗藥房不良營商個案，其中20宗被定罪，兩宗判即時監禁。

「黃金戰士」行動第二階段，將於本月底至10月初的假期繼續進行，屆時海關人員將加強巡查熱門的旅遊購物區，向商戶及遊客加強宣傳。許偉明提醒商戶守法，而消費者亦應光顧信譽良好的商戶，並留意商品的計價單位，盡量要求更多資訊，如所選商品的總價格，再作交易決定。消費者如要購買藥品，應了解有關品牌的包裝，並於購買前仔細檢查貨品，收據亦應妥善保存以備將來參考。市民如發現懷疑違反《條例》的情況，可致電海關24小時熱線2545 6182。

根據《商品說明條例》，商戶如在交易過程中遺漏重要或隱藏重要資料、以不明確、難以理解、含糊或不適時的方式提供重要資料，或未能表露其商業用意的營業行為，因而導致或相當可能導致一般消費者作出某項交易決定，而如該消費者沒有接觸該營業行為，該消費者是不會作出該項交易決定的，即屬違法。

此外，商品說明可以透過任何形式及任何途徑展示，包括口頭陳述或書面紀錄，任何人士在營商或業務過程中供應已應用虛假商品說明的貨品，即屬違法。違反《商品說明條例》，一經定罪，最高可被判罰款50萬元及監禁5年。

藥的態度和心情(已有16人投票):



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- 羅敏申「流刺」 遭「惡嚇」臨場
- 廿四味: 劉進園「及時」爆料 不博陳文敏
- 習近平妙喻中國開放: 「芝麻開門」開不上
- 校委斥劉進園「報復論」荒謬
- 中美學生合唱彭麗媛名曲

- 政經人語: 關注組「游說」為名「恐嚇」港大校委
- 蔡耀昌再揭傷亡「本土」冷血兇
- 關注組「游說」為名「恐嚇」港大校委
- 不依合約造路 承建商須「埋單」
- 麥加朝聖人殺人 717死805傷 伊明斥沙特封路醜聞

- 安倍再射三箭 欲振經濟挽民怨
- 特稿: 香港「動盪」總談古今「復復論」
- 吳秋北: 破壞法治不受制裁堵餐
- 習近平妙喻中國開放: 「芝麻開門」開不上
- 兩國訂巨額在華成立合資公司

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- 打虎拍蠅
- 尼泊爾大地震
- 習近平訪美
- 「一國兩制」在香港特別行政區的實踐

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- 2015兩會
- 長江客輪沉沒
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