

**Bills Committee on the  
Urban Renewal Authority Bill**

**Ex-gratia Allowance for Legal Occupiers  
of Domestic Properties Affected by Land Resumption**

**Issue**

At the Bills Committee meeting held on 26 April 2000, Members asked whether the Home Purchase Allowance payable to eligible owners covers legal fees, stamp duty and decoration costs.

**Ex-gratia Allowance for Occupiers**

2. Under section 10(2)(e) of the Lands Resumption Ordinance (Cap. 124), an owner or tenant may submit a claim for disturbance. The determination of such a disturbance claim may be a lengthy process. To help owners and tenants meet the costs incurred in vacating the premises, an ex-gratia allowance is offered to them in lieu of the right to make a statutory claim.

3. The ex-gratia allowance for legal occupiers of domestic properties takes account of:

- (a) rental for the period required for fitting-out (one month's rental);
- (b) removal costs;
- (c) basic fitting-out or decoration costs; and
- (d) fees payable to agents for finding alternative premises, legal fees and stamp duty.

4. A sliding scale of rates applies depending on the location of the resumed premises.

5. This ex-gratia allowance is payable to all legal occupiers (ie, both owners and tenants) of domestic premises and is in addition to the Home Purchase Allowance for owners of domestic premises.

Planning and Lands Bureau

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