

8th September 2003

Bills Committee
Legislative Council Secretariat,
3/F, Citibank Tower,
3 Garden Road,
Central, Hong Kong

Attn.: Mr. S.C. Tsang

Dear Mr. Tsang,

Re: Bills Committee on Town Planning (Amendment) Bill 2003

Thank you for your letter dated 24th July 2003 inviting us to comment on the above Bill.

We have considered the proposal and come up with the following comments:

- (i) The proposal to streamline the draft plan approval period is supported. However the other proposal to shorten the draft plan exhibition period from 2 months to one month may not be feasible as it may deprive the chance of public to comment on the draft plan.
- (ii) Our Institute in principle agrees that there should be more transparency in the planning process. However a balance should be struck to protect the privacy of a developer's information. A suggestion is that any proposed uses that may affect neighbours and are somewhat offensive in nature, should be placed under a separate column, say Column III, where public notice is necessary. For

uses that fall within Column I & II we consider that they should not be subjected to such public notice procedure.

- (iii) The strengthening of control actions is supported so as to protect the rural environment. However for some minor uses to meet local needs they should be given compassionate consideration so as to allow temporary uses which should be covered by temporary waivers.

Yours sincerely,
For and on behalf of
HONG KONG INSTITUTE OF
REAL ESTATE ADMINISTRATION

Albert C.H. So
President

*c.c. Mr. Valentino Lin, Chairman of External Affairs Committee
Mr. P.C. Lee, Hon. Secretary*