

ETWB(E) 55/07/34 (2000) Pt.6

CB1/F/2

Tel : 2136 3277

Fax : 2136 3321

19 March 2004

By Fax (2121 0420)

Clerk to Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central, Hong Kong
(Attn.: Ms Anita Sit)

Dear Ms Sit,

Public Works Subcommittee
Follow-up to meeting on 18 February 2004

I refer to the list of issues requiring follow-up actions in connection with the meeting under caption. The Administration has undertaken to explore the Hon Cyd HO's suggestion that the rates for shops affected by the project **143DS** – Central, Western and Wan Chai West sewerage, stage 2 phase 2B works, and other public works projects in general, should be suitably adjusted by the Rating and Valuation Department (RVD).

The RVD would like to advise Members that Rates are charged at a specified percentage of the rateable value of a property. Under the Rating Ordinance, rateable value is defined as the rent at which a property might reasonably be expected to let from year to year as at a designated reference date. The Commissioner of Rating and Valuation has the statutory duty to revalue rateable values from time to time, currently on an annual basis, so that they can better reflect prevailing market rental values of properties. If the disruption due to the project 143DS (and similarly any other public works projects) has adversely affected the rental value of properties in the locality, this would be reflected in the rents and hence the rateable values. The rates payable would therefore be lower.

For the project 143DS, in order to facilitate the revaluation process, the Drainage Services Department will provide further information regarding the nature, extent, location and duration of works if so required by RVD. If Members have further questions about how the rates for shops affected by public works projects will be determined, the Commissioner for Rating and Valuation will be pleased to provide further information as appropriate.

Yours sincerely,

(Raistlin LAU)
for Secretary for the Environment, Transport and Works

c.c.

SFST	(Attn: Mr. Peter KWOK Mr. Edward MAK)	2147 5240 2234 9757
CRV	(Attn: Mr. H C LO)	2152 0188
DDS	(Attn: Mr. C K HON Mr. K S TONG)	2827 8526 2827 9352

Internal

CAS(W)2		2537 1961
---------	--	-----------