



THE HONG KONG INSTITUTE OF
SURVEYORS

Your ref.: CB1/SS/5/09

BY FAX & POST
#2869 6794

17 February 2010

The Hon Chan Kam-lam, SBS, JP
Chairman of the Subcommittee on Land
(Compulsory Sale for Redevelopment)
(Specification of Lower Percentage) Notice
Legislative Council Building
8 Jackson Road, Central, Hong Kong

Dear Mr Chan,

**Land (Compulsory Sale for Redevelopment)
(Specification of Lower Percentage) Notice**

The Hong Kong Institute of Surveyors (HKIS) welcomes the Administration's proposal to change the application threshold to 80% as specified in the subject Notice in respect of the following three classes of land lots:

- (a) a lot with units each of which accounts for more than 10% of the undivided shares in the lot;
- (b) a lot with all buildings aged 50 years or above; and
- (c) a lot that is not located within an industrial zone and with all the buildings on the lot being industrial buildings aged 30 years or above.

HKIS is of the view that the above proposal can help expedite redevelopment of dilapidated buildings for the benefit of our community and at the same time can strike a balance of interest between the majority owners, accounting for not less than 80% of total ownership of a lot and agreeing to sell their properties for redevelopment, and the minority owners, accounting for less than 20% of total ownership of the same lot and choosing to retain their ownership for whatsoever reasons.

For the interest of the affected owners, in particular the minority owners, HKIS, with co-ordination of the Development Bureau, will provide free information services to the affected owners through public forums to be held by HKIS regularly in addition to answering enquiries by the staff of The Hong Kong Housing Society at their 10 property management advisory centres with professional support by HKIS. The objective of the said free information services is to let the affected owners have a better understanding of the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) and know how their interests can be protected under the Ordinance.



HKIS's previous submissions to the Panel on Development of the Legislative Council are also attached for your information.

Yours sincerely,


Margaret Yung
Senior Manager

Encs.

c.c. Mrs Carrie Lam, Secretary for Development
The Hon Patrick Lau, Legislative Councillor