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**URGENT BY HAND**

22 February 2010

Mrs. Carrie Lam  
Secretary for Development  
8<sup>th</sup> floor, West Wing  
Central Government Offices  
HONG KONG

Dear Secretary

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

According to Annex IV of your paper entitled "Profile of Old Buildings in Hong Kong" for information on 19 February 2010 to the subcommittee on the Notice CB(1)1163/09-10(01), 2582 Residential/Composite buildings of 50 years old or above will be affected by the Notice if and when it comes into effect on 1 April 2010. That is to say, these buildings will be subject to the lower threshold of 80%. Any minority (i.e. 20% or less) owner of the undivided shares in the lot any of these buildings stands in will be liable to have his/her property compulsorily auctioned at the application of anyone who has acquired 80% or more of the undivided shares.

I should be most grateful if you could provide the following information before the next meeting of the Subcommittee:

1. A list of these buildings and their locations;
2. How many of these buildings are dilapidated or dangerous;
3. Whether the owners of these buildings or part thereof have been consulted on the imminent change affecting them;
4. Whether the Government has any plan to inform such owners of

the imminent change affecting them;

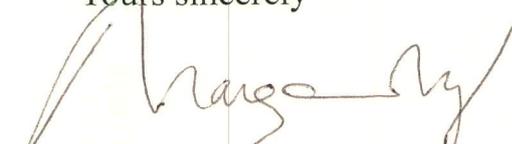
5. If no consultation has been made, whether the Government is prepared to repeal the Notice for the consultation to be made.

From Annex IV, the number of residential/composite buildings affected will increase rapidly: to 2900 by 2010, to 3204 by 2011, to 3579 by 2012 and so on, reaching 7350 buildings by 2019. The implication is plainly enormous.

As gazetted, the lower threshold applies to a building "issued with an occupation permit at least 50 years" whether or not the building is dilapidated or dangerous, and whether or not the owner concerned is prepared to keep the building under repair.

The Government has admitted that the purpose of the Notice is to further facilitate private developers to carry out development projects, and does not have building safety as its primary concern. This being the case, I see no justification in compromising the property rights of minority owners without even consulting them.

Yours sincerely



Margaret Ng

c.c. Chairman, Subcommittee on Land (Compulsory Sale for Development) (Specification of Lower Percentage) Notice, for distribution to members of the Subcommittee