



香港地產建設商會

THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

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9 July 2009

Clerk to the Panel on Development
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong

Attention: **Mr. Wong Siu-ye**

Dear Mr. Wong

**Proposals to Facilitate Redevelopment by the Private Sector:
Application Threshold under the
Land (Compulsory Sale for Redevelopment) Ordinance**

We thank you for your letter of 25 June.

We support fully the Administration's current proposals to lower the threshold for compulsory sale for the three classes of lots under the Land (Compulsory Sale for Redevelopment) Ordinance, viz.,

- a) lots with "all units but one" acquired;
- b) lots with all buildings aged 50 or above; and
- c) lots with industrial buildings aged 30 or above located in non-industrial zones.

As a matter of fact, for reasons as stated in our previous submission dated March 2008 (copy attached), we consider 40 years of age in the Administration's former proposal is a more appropriate threshold for the class b) above. The concern that a lower age might lead to a deluge of compulsory sale is unfounded as each and every application must go through the Lands Tribunal which will act as the gatekeeper. In any event, in the interest of our city, the above proposals should be implemented immediately without further delay.

You will note from our previous submission that there are two other issues remaining unaddressed as of date. They are:

- 1) The issue of missing or untraceable owners.
- 2) The basis for the calculation of shares in triggering the threshold to be widened to include contiguous lots.



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If Hong Kong as a community considers it a priority to improve its urban fabric, and we believe it does, we are afraid that we cannot afford to leave these two issues unattended for much longer.

Yours sincerely

Louis Loong
Secretary General