

**Agreement No. CE 61/2007**  
**North East New Territories New Development Areas**  
**Planning and Engineering Study - Investigation**

**Gist of Meeting with Real Estate Developers Association of Hong Kong (REDA)**

**Date** : 18 July 2012 ( Wednesday )  
**Time** : 11:30am  
**Venue** : Room 1403, World-wide House, Central

REDA had pointed out that the main purpose of the meeting was to allow their members to understand the proposals of the North East New Territories New Development Areas Study (NENT NDAs Study) and to provide comments. REDA would submit a written comment at a later stage.

**Development Approach**

- Public-Private-Partnership Approach (PPPA) was being considered in previous stages of public engagement, the members did not understand why the Government had decided to adopt the Conventional New Town Approach (CNTA) without any consultation;
- Although some affected tenants were worried about being forced to move, the members did not feel that the general public had much opposition against the adoption of PPPA. The concern of the tenants over land acquisitions by private developers could be resolved;
- The Government should resume land held by “Tso/Tong” and land with property right issues to accelerate the NDAs development;
- Suggested to use the land resumption approach adopted in the past new town developments, which provided Land Exchange Entitlements for affected landowners;
- The Government should adopt the PPPA as many developers had purchased lands in the NDAs to prepare for the PPPA which was mentioned in the previous stage of public engagement. It would be unfair to developers if the Government now decided not to adopt the PPPA;
- Many lands inside the NDAs were ready for immediate development. Private developers should be allowed to develop their lands to speed up the development of the NDAs and to increase housing supply;
- Considering the possible difficulties in land resumption, lengthened time for site formation and land auction, the members worried that the land supply in Hong Kong would be delayed;
- The Government auctioning the resumed land at a higher price for private housing development was unfair to landowners, which violated the core value of Hong Kong respecting property rights which might be subject to legal challenge. The participants were worried about the large-scale land resumption might affect the progress of the NDAs and the implementation of the project would fail to meet the schedule; and
- Requested the Government to provide a clear and detailed financial report to the public to explain the cost for land resumption and the revenue made by the land auctions, since the land resumption would involve a huge amount of public money.

**Development Programme and Implementation Arrangements**

- Should announce the timetable of land resumption, with details on phased or one-off land resumption;
- Needed to speed up the development to increase housing supply;
- Hoped that the Government could announce the details of the programme as soon as possible so that the private developers could respond to the Government’s planning and had sufficient time to decide the development of their lands;

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- The Government should allocate lands for private developments in phases after land resumption, to avoid oversupply of residential lands at one time which would affect the property market; and
- The CNTA would freeze the lands in the NDAs for years.

Others

- Asked about the ex-gratia compensation rate for land resumption; and
- Suggested to set up a task force to discuss implementation details with developers and affected parties to avoid conflicts between the Government and those affected.

*[Note: The above gist of views collated by the Consultants is for reference only and has not been confirmed by the participants.]*