

KYF Redevelopment Project

Date: 08-04-2010

Time: 15:00-17:00

Meeting with Mr. Lui & Mr. Chan

Visiting Place:

Kam Yung Fat Lease Site D.D. 244, Nam Pin Wai, Sai Kung, N.T.	西貢 金榕發農場
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Responsible person:

Full Name	Post Title	Office Tel	Email
Mr. Lui	Contractor	90362208	
Mr. Chan	Developer	90197788	Rudy7788@gmail.com

Maintenance of flower

All flowers in yellow & white color should keep in normal condition near the 重陽節 (October)

No garbage should be put near the entrance of garden

One bottle of flower should be put near the grave, 5 bottles in total

2 bulks of White flowers should be put under the tree





Details about Redevelopment of Large House

Mr. Chan sends us a copy of his previous case in land redevelopment, for our reference.

Mr. Chan advice the development process can be simplified as follows.

First, we can consult a Structural Engineer, check whether the house can be renewed

Pull down whole building, except the 主力柱, and build a new one.

The new house will be considered as 樓齡 >50 years, not a new house.

For the problem of deed pole (分契),

We have to check again the land registry with new grant no. , find out whether the deed states clearly about permission/ban of deed pole.

Because we may have the case of “Lot exchange”, this may make our deed more complicated and restricted. Mr. Chan advice we should consult a Lawyer for our situation.

Site visit of Squatter 寮屋 at 菠蘿峯

Some good example of squatter rebuild in the following.





My Coming Job:

- ✧ Find out what are the details of Application of Section 16.
- ✧ Enquiry the “Building Plan of large house 積” from Building Department / Lands Department, Perform a full land search
- ✧ Contact Engineer (E.g. introduced from Mr. Chan)
- ✧ Search the deed details in “New grant no.” from Land Registry(土地註冊處)
- ✧ Take an aerial photo for comparison after 20/4/2010
- ✧ Send a soft copy of Deed to Mr. Chan
- ✧ Buy flower in October.