



中西區區議會副主席--陳捷貴太平紳士

Stephen Chan Chit Kwai, JP

Vice Chairman, Central & Western District Council

致： 貴大廈法團/居民

「興建西港島線而須收回大廈地層」

港鐵西港島線是港島線的延線，相信落成啓用後會為西半山帶來不少便利，由於鐵路將會在樓宇密集和高密度發展的西區地底下行走，令不少西半山的私人樓宇、學校要因興建西港島線而需要收回地層，數目超過 23 幢。

根據現行的時間表，受影響的樓宇將在 2009 年第四季至 2010 年尾期間會陸續收到「收回地層通知書」，但確實日期仍要取決於有關地層確實需要的日期。

雖然收回部分地層興建鐵路設施並不會影響私人地段內的現狀及其准許地積比率，但收回地層對樓宇的日後重建所帶來的影響，要視乎地底的鐵路設施在該地段的位置及地質環境的情況而定，所以根據《鐵路條例》(第 519 章)，因收回地層作興建鐵路設施之用的受影響人士，可根據該條例的條款以書面形式向運輸及房屋局(地址：香港花園道美利大廈 15 樓)提出索償。

索償期限要視乎是依據《鐵路條例》的那一項條款，例如：有關的申索是根據《鐵路條例》附表內第 II 部份的第 1 項因收回地層提出申索補償，其限期為在收回日期起計的 1 年內向運輸及房屋局提出該書面申索。詳情請參閱《鐵路條例》(第 519 章)的附表第二部。

另外，為了加強受影響大廈對上述事宜的了解，本議員辦事處先後舉行兩次居民會，分別邀請政府部門、港鐵公司代表及西港島線收回地層關注組出席，而在 12 月 3 日的居民會上，居民一致委託本人以「一人一信」方式，要求運輸及房屋局局長提供樓宇的資料，本人囑各業主於 2 星期內(即 12 月 21 日前) 可將填妥的信函傳真予 8101 0566 或親自交回議員辦事處，以便收集整理及交予當局跟進。

如對上述事宜有任何查詢，可致電 2858 9122 與李太聯絡。

中西區區議會副主席

陳捷貴太平紳士

2009 年 12 月 8 日

附上索取樓宇資料信函乙張



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To: Residents

Underground Strata of Private Properties for the Construction of the MTR West Island Line

The MTR West Island Line is an extension of the Island Line. Residents of the western Mid-levels will find the Line a great convenience on its completion for use. The Line will run underground across the densely populated and intensively developed Western District, and its construction has necessitated resumption of the underground strata of more than 23 private properties in the western Mid-levels.

According to present schedules, owners of affected properties will receive "Resumption of Underground Strata Notice" from the 4th quarter of 2009 to the end of 2010, with the exact time depending on when the underground strata are needed for the works.

Partly resumption of underground strata will not affect the allowed plot ratios of private lots, but the impact of resumption on future redevelopment of the buildings will depend on the locations of underground MTR facilities in the lots as well as the geological environment there. Pursuant to the Railways Ordinance (Chapter 519), persons affected by the resumption of underground strata for construction of railway facilities may serve on the Secretary for Transport and Housing (15/F, Murray Building, Garden Road, Central, Hong Kong) a written claim for compensation.

The period within which the claim must be served on the Secretary depends on under which section of the Railways Ordinance the claim is made; for example, if a claim is made under section 1 of Part II of the Schedule of the Ordinance because of resumption of underground strata, it must be served before the expiration of 1 year from the date of resumption. For further details please refer to Part II of the Railways Ordinance – Schedule.

To help affected building owners understand the issue, my office has organized two residents' meetings, with representatives of Government Departments, MTRC and West Island Line Resumption of Underground Strata Concern Group attending. At the meeting on 3 December 2009, residents requested me to help them ask the Secretary for Transport and Housing for information on affected properties through a "one person, one letter" action. Would relevant owners please complete the letter and return it to my office or fax it to us at 8101 0566 within 2 weeks (before 21 December 2009). We will arrange to channel the letters collected to the authorities for following up.

For inquiries please call Mrs. Lee on 2858 9122.

Stephen Chan Chit Kwai, JP

Vice Chairman, Central & Western District Council

8 December 2009

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