



沙田至中環線的建造工程

Construction of Shatin to Central Link

根據《鐵路條例》(第519章)辦理補償事宜須知

Information Note on Compensation Matters under the Railways Ordinance (Cap. 519)

地政總署
鐵路發展組
二零一二年十月
Railway Development Section
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This pamphlet is for general information only. It is not a legal document and has no legal effect, and must not be construed as such. Any person who wishes to submit a compensation claim under the Railways Ordinance (Cap. 519) is advised to refer to the provisions of the Ordinance. Any Government Policy stated herein may be subject to change.

1. 序言

- 1.1 沙田至中環線(下稱「沙中線」)由兩條路段組成，包括馬鞍山線由大圍伸延至紅磡的支線，途經東南九龍，並於紅磡連接西鐵線，以及東鐵線由紅磡橫越維多利亞港延伸至灣仔北和金鐘的支線。沙中線全長 17 公里，共設 10 個車站，分別位於大圍、顯徑、鑽石山、啓德、土瓜灣、馬頭圍、何文田、紅磡、灣仔北及金鐘。
- 1.2 行政長官會同行政會議已批准興建沙中線。有關公告亦於二零一二年四月十三日及二十日根據《鐵路條例》(第 519 章)在憲報公布。鐵路工程已於二零一二年八月展開。
- 1.3 本小冊子提供一般參考資料，扼要說明有關收回私人土地、在私人土地設定地役權及／或其他永久權利和暫時佔用權利以及商戶因封路而遭到不利影響及騷擾的申索補償程序及安排。本小冊子旨在提供指引及資料，協助就上述範疇提出補償申索。任何人士如權益受沙中線影響，請參閱《鐵路條例》的條文以了解詳情，或徵詢適當專業人士的意見。

2. 建造工程簡介

- 2.1 根據已批准的沙中線方案，鐵路隧道會因應土質情況而使用鑽挖／挖掘／鑽爆或以明挖回填方法建造，而車站則會以明挖回填的方法興建。至於連接紅磡與香港島的過海鐵路隧道，則會採用明挖回填及沉管的方式建造，屆時需於紅磡海旁和銅鑼灣避風塘進行臨時填海。
- 2.2 在整個規劃和設計階段，港鐵公司及有關政府部門已緊密合作，盡量減輕對當地居民的滋擾。鐵路方案範圍內或毗鄰的所有樓宇的行車和行人通道，均會盡可能保留。當局會在有關商舖及大廈入口的前方提供足夠闊度的行人路，並會在各施工階段採取臨時交通管理計劃，以維持交通流量。有關方面會在整個工程計劃進行期間，不斷監察這些安排。

3 根據《鐵路條例》可獲得的補償

- 3.1 按已批准的沙中線方案，當局須收回私人土地、在私人土地設定地役權及／或其他永久權利和暫時佔用權利、封閉道路及在政府前濱或海床或其上填海或進行其他工程，以便進行沙中線建造工程。
- 3.2 為建造沙中線而須收回私人土地、在私人土地設定地役權及／或其他永久權利和暫時佔用權利、封閉道路及在政府前濱或海床或其上填海或進行其他工程，將根據《鐵路條例》進行。《鐵路條例》除為收回土地、在私人土地設定地役權及／或其他永久權利、暫時佔用土地及封閉道路的權力訂定條文外，亦就因行使該等權力所造成的損失而須支付補償的事宜作出規定。
- 3.3 《鐵路條例》體現了受影響人士的基本法律權利，受影響人士可根據該條例所訂的程序提出補償申索。《鐵路條例》第 32 條訂明獲得補償的權利，該條例附表第 II 部(須連同附表第 I 部一起閱讀)載列了可申索補償的事項、評定補償的基準、可申索補償的人，以及申索須送達運輸及房屋局局長的期限等詳情。
- 3.4 任何就《鐵路條例》第 16 條被收回土地而擁有可獲補償權益的人士，均有權向政府申索下列補償：－
- (a) 於收回土地當日，申索人對被收回土地或建於其上的任何建築物擁有的權益的公開市場價值；
 - (b) 申索人因收地而須將經營的業務遷離該土地或建築物，以致蒙受的損失或損害的款額；及
 - (c) 申索人因收回土地或建築物而須遷往其他土地或建築物時，或取得其他土地或建築物時，所招致的合理開支。

申索須在土地收回日期起計的一年屆滿前提交。

3.5 任何就《鐵路條例》第 20 條被設定地役權及／或其他永久權利或暫時佔用土地而擁有可獲補償權益的人士，均有權向政府申索下列補償：－

(a) (i) 如屬地役權及／或其他永久權利，申索人對該土地擁有的權益的公開市場價值所減少的款額；或

(ii) 如屬設定暫時佔用的權利，申索人對被佔用土地擁有的權益在設有地役權期間內的公開市場租金的款額；及

(b) 騷擾補償金¹。

申索須在設定地役權及／或其他永久權利或暫時佔用土地權利當日起計一年屆滿前提交。

3.6 就根據《鐵路條例》第 16 條收回地層或根據《鐵路條例》第 20 條暫時佔用地層的任何土地而言，任何對該等土地擁有可獲補償權益的人士，均有權根據上文第 3.4 及 3.5 段向政府申索補償。

3.7 就根據《鐵路條例》第 22 條暫時或永久封閉道路或在政府前濱或海床進行填海事宜而言，任何人因封路對土地的通道造成不利影響或因在政府前濱或海床的私有權受到填海或其他工程影響而對有關土地擁有可獲補償的權益，均有權向政府申索下列補償：－

(a) (i) 如屬通道受到不利影響的情況，為在切實可行範圍內盡量補救或減輕封路的影響而公平和合理地招致的開

¹ 依據《鐵路條例》附表第 I 部，「騷擾補償金」指一筆相等於下列開支及金錢損失的款項－

(a) 任何人因由於某事項而失去對土地的管有而引起的，並實際上和合理地招致或將會合理地招致的開支及金錢損失，而申索人根據《鐵路條例》附表第 II 部是有權就該事項提出補償申索的；及

(b) 就由於某事項對在任何土地上所從事的行業或業務的騷擾而言，則因此而引起的，並實際上和合理地招致或將會合理地招致的開支及金錢損失，而申索人根據《鐵路條例》附表第 II 部是有權就該事項提出補償申索的事項的，

但如任何開支或損失，在假若該騷擾屬侵權行為的情況下，會以過於間接或非因該騷擾所導致為理由而不可追討，則該項開支或損失不得包括在騷擾補償金內。

支，以及在招致此等開支後申索人對該土地擁有的權益的公開市場價值所減少的款額；或

(a) (ii) 如屬政府前濱或海床的私有權受到填海或其他工程影響的情況，經公平和合理地評定為該權益的公開市場價值款額。如申索人對相連或毗鄰土地擁有可獲補償權益，則另加該權益的公開市場價值所減少的款額；及

(b) 騷擾補償金¹。

申索須在封閉、終絕、修改或受限制的日期起計的一年屆滿前提交。

3.8 倘因行使《鐵路條例》第 24 條所賦予的權力而在土地及建築物進行視察或屬預防或補救性質的作業，引致土地或建築物遭受實質上或結構上的損壞，評定補償的基準為修補、防止或減輕該項損壞而公平和合理地引致的開支；倘因行使《鐵路條例》第 24 條的權力而引致任何騷擾，評定補償的基準則是騷擾補償金¹。申索須在根據《鐵路條例》第 24 條進行的被指稱引致該項損壞的作業的完成日期起計的一年屆滿前提交。類似的申索及評定補償規定，亦適用於依據《鐵路條例》附表第 II 部第 6(a)項進行工程而對任何土地或建築物造成的實質上或結構上的損壞，而申索須在工程完成日期起計的一年屆滿前提交。

3.9 (a) 倘因行使《鐵路條例》第 26 條所賦予的權力而拆除任何在不違反任何條例或政府租契下建造和維持的物體或構築物，評定補償的基準為申索人對該土地或建築物擁有的權益的公開市場價值所減少的款額；以及為自該建築物某部分拆除該物體或構築物和修復該部分而公平和合理地招致的開支。

(b) 將被拆除的物體或構築物恢復原位或以相類物體或構築物代替，評定補償的基準為恢復原位或作出代替而公平和合理地招致的開支。

- (c) 被拆除的物體或構築物不獲恢復原位或以相類物體或構築物代替，因而就該物體或構築物蒙受損失，評定補償的基準為公平和合理地估計為該物體或構築物價值的款額。
- (d) 因行使《鐵路條例》第 26 條的權力而引致的騷擾，可申索騷擾補償金¹。

申索須在拆除、恢復原位或作出代替日期起計的一年屆滿前提交。

3.10 就建築事務監督根據《鐵路條例》第 27 條行使權力，在為避免建築工程與建造鐵路所進行的工程不相容的情況下，要求修訂任何關乎該等建築工程的圖則或在批准該等圖則或同意該等建築工程展開時施加條件(施加對建築工程造成延誤的條件除外)而言，評定補償的基準為公平和合理地估計為申索人所受損失的款額，包括：-

- (a) 任何為進行建築工程而公平和合理地招致的額外開支；及
- (b) 專業費用及專業開支，

而上述的損失、開支、專業費用及專業開支，是純粹可歸因於遵從所規定作出的修改或所施加的條件。該土地的擁有人可由該等建築工程完成的日期起計的一年屆滿前提交申索。

3.11 申索人有一般責任，在切實可行範圍內盡量減低因收回土地、設定地役權及／或其他永久權利和暫時佔用土地的權利、因封閉、修改或限制使用道路，以及在政府前濱或海床填海而引致的損失或損害。

3.12 申索人亦有權申索有關聘用專業人士代其擬備申索、提交申索及商討應支付補償金額而產生的合理費用。

4. 提交申索補償

4.1 申索必須在《鐵路條例》訂明的期限內以書面提交運輸及房屋局局長。申索期一般為收回日期、設定地役權或權利的日期或封閉道路日期起計的一年之內。申索亦必須載有下列詳情：－

- (a) 申索人的姓名及地址，以便可供送達通知；
- (b) 有關土地的詳盡描述，包括任何影響該土地的契約、地役權、權利或限制；
- (c) 申索人在該土地所佔權益的性質，如申索人為分租契承租人或分租客，則須呈報其業主的姓名及地址，以及該項分租契或分租租賃的細節；
- (d) 任何按揭的細節，包括尚欠的本金及承按人的姓名及地址；
- (e) 如申索人已將該土地或其任何部分出租，則須呈報每一名租客的姓名及地址，以及該項出租或租賃的細節；
- (f) 顯示下述資料的申索詳情：－
 - (i) 申索款額；
 - (ii) 申索是根據《鐵路條例》附表第 II 部哪一項目提出的；及
 - (iii) 根據每一項目而申索的款額如何計算而得；以及
- (g) 為支持申索款額而提供的相關文件或商業記錄。

4.2 倘就土地的公開市場價值的減少而提出申索，申索人須列明土地價值或租值所減少的款額，並提供證據以支持其申索。

- 4.3 如欲申索商業損失或騷擾補償金，申索人須提交商業記錄、證明文件和資料，以證明所蒙受的損失。
- 4.4 有關商業損失的申索，由於申索人擁有評估補償所需的商業資料，補償款額的評估主要取決於申索人提供的資料及文件。作為一般指引，現列述需要用以支持申索的一些文件，但所列文件並非詳盡無遺：－
- (a) 經核證的損益帳；
 - (b) 營業收入；及
 - (c) 該業務使用額外服務(如適用)的發票及收據，或顯示額外運作費用的報表。
- 4.5 申索人可聘用專業測量師協助提出申索。《鐵路條例》容許當局支付因聘用專業人士辦理補償申索而合理地招致的費用或報酬，但必須留意，專業費用並非理所當然應付的款項。

5. 申索的評估

- 5.1 在考慮申索時，政府或會要求申索人提供進一步詳情。為本身利益着想，申索人應盡一切努力提供所需資料，以支持其申索。有關補償會按《鐵路條例》的條文釐定。
- 5.2 在接獲申索或有關的進一步詳情起計六個月內，政府會把決定及作出該決定的理由通知申索人。政府或會接納或駁回申索。如申索被駁回，政府或會向申索人提出反建議。申索人如不滿意政府建議的款額，可與政府商議有關評估，並聘用專業測量師提供協助。
- 5.3 如在運輸及房屋局局長接獲申索人提出的申索的七個月內，雙方仍未能就補償達成協議，申索人或運輸及房屋局局長可把申索轉介土地審裁處裁決。土地審裁處就須付的補償款額作出的決定，即使款額較政府建議的少，亦將為最終決定。不過，雙方仍可基於法律觀點就土地審裁處的決定提出上訴。

6. 補償的支付

- 6.1 申索人獲發放土地補償前，須證明擁有有關土地的妥善業權。申索人須提交所有業權契據及其他文件，以證明其業權。
- 6.2 如未能提交任何業權契據或文件，申索人或須作出法定聲明，以解釋任何遺失或不能出示有關業權契據或文件的情況。
- 6.3 經查核有關業權文件並在政府信納申索人有權領取補償後，申索人須前往地政總署鐵路發展組辦事處或律師事務所簽署一份「補償及彌償協議」，同時領取支票。

7. 查詢

如有任何查詢，請致電地政總署鐵路發展組 [電話：2683 9152 或 2683 9193]。該組人員樂意提供所需協助。

地政總署
鐵路發展組

二零一二年十月

1. Introduction

- 1.1 The Shatin to Central Link (SCL) consists of two sections namely an extension of the Ma On Shan Line from Tai Wai via Southeast Kowloon to Hung Hom where it will join the West Rail Line and an extension of the East Rail Line from Hung Hom across the Victoria Harbour to Wan Chai North and Admiralty. The SCL is 17 kilometres long with ten stations at Tai Wai, Hin Keng, Diamond Hill, Kai Tak, To Kwa Wan, Ma Tau Wai, Ho Man Tin, Hung Hom, northern Wan Chai and Admiralty.
- 1.2 The SCL has been authorized by the Chief Executive in Council and the notice for the authorization was gazetted on 13 April 2012 and 20 April 2012 under the Railways Ordinance (Cap. 519). The railway works commenced in August 2012.
- 1.3 This information note provides general information which briefly explains the procedures and arrangements for compensation claim for the resumption of private land, creation of easements and/or other permanent rights over private land and creation of rights of temporary occupation over private land, as well as compensation claims submitted by businesses which are adversely affected and have sustained disturbance as a result of closure of roads. This information note is intended to give guidance and information for making a claim for compensation in these aspects. Any person whose interest is affected by the SCL is advised to refer to the provisions of the Railways Ordinance for details or consult appropriate professionals.

2. Brief details of the construction works

- 2.1 Under the authorized scheme of the SCL, depending on local geology, the railway tunnels will be constructed by bored/mined/drill and blast/cut-and-cover methods while the stations will be constructed by cut-and-cover method. The cross-harbour tunnel connecting Hung Hom and Hong Kong Island section of the SCL will be constructed using a combination of cut-and-cover method and immersed tube tunnel method. Temporary reclamation will be involved at Hung Hom waterfront and Causeway Bay Typhoon Shelter.
- 2.2 Throughout the planning and design stage, the MTRCL and Government departments concerned had worked closely to minimize disturbance to the local people. Vehicular and pedestrian accesses to and from all buildings within or adjacent to the railway scheme will be maintained as far as possible. Sufficient width of footpaths fronting the shops and buildings entrances will be provided, and temporary traffic management schemes in various construction stages will be implemented to maintain

traffic flow. The parties concerned will continue to monitor such arrangements throughout the works programme.

3. Compensation under the Railways Ordinance

- 3.1 According to the authorized scheme of the SCL, resumption of private land, creation of easements and/or other permanent rights over private land, creation of rights of temporary occupation over private land, closure of roads and reclamation of or other works above or upon the Government foreshore or sea-bed will be required to make way for its construction.
- 3.2 The resumption of private land, creation of easements and/or other permanent rights over private land, creation of rights of temporary occupation over private land, closure of roads and reclamation of or other works above or upon the Government foreshore or sea-bed for the construction of the SCL will be carried out under the Railways Ordinance. Apart from the powers to resume land, create easements and/or other permanent rights over private land, temporarily occupy land and close roads, the Railways Ordinance also provides for payment of compensation for losses caused by the exercise of such powers.
- 3.3 Compensation may be claimed under the procedures laid down in the Railways Ordinance which represents the basic legal entitlement of affected persons. S.32 of the Railways Ordinance sets out the right to compensation. Part II of the Schedule to the Railways Ordinance, which should be read with Part I of the Schedule, sets out the matters for which compensation may be claimed; the basis on which compensation is to be assessed; the persons who may claim compensation; and the period within which the claim must be served on the Secretary for Transport and Housing.
- 3.4 Any person who has a compensatable interest in the land resumed under S.16 of the Railways Ordinance is entitled to claim compensation from the Government for the following :-
- (a) the open market value of the claimant's interest in the resumed land and any building erected thereon at the date of resumption;
 - (b) the amount of loss or damage to a business conducted by the claimant due to the removal of the business from that land or building as a result of the resumption; and
 - (c) the amount of any expenses reasonably incurred by the claimant in moving from the resumed land or building to, or in connection with the acquisition of, alternative land or building.

The claim should be made before the expiration of one year from the date of resumption of the land.

3.5 Any person owning a compensatable interest in the land which an easement and/or other permanent right is created or temporarily occupied under S.20 of the Railways Ordinance is entitled to claim compensation from the Government for the following :-

(a) (i) In the case of an easement and/or other permanent right, the amount of an open market value of the claimant's interest in the land by which it is diminished; or

(ii) In the case of the creation of a right of temporary occupation, the amount of an open market rent for the claimant's interest in the land occupied during the period of the easement; and

(b) a disturbance payment¹.

The claim should be made before the expiration of one year from the date on which the easement and/or other permanent right or the temporary occupation of land is created.

3.6 For any land of which underground stratum is resumed under S.16 of the Railways Ordinance or which underground stratum is temporarily occupied under S.20 of the Railways Ordinance, any person owning a compensatable interest in the land is entitled to claim compensation from the Government according to paragraphs 3.4 and 3.5 above.

¹ Pursuant to Part I of the Schedule to the Railways Ordinance, "disturbance payment" means a sum equal to -

(a) the expenditure and loss of money actually and reasonably incurred or to be reasonably incurred and arising from the dispossession of a person of land by reason of the matter for which the claimant is entitled to claim compensation under Part II; and

(b) for disturbance of a trade or business on the land, the expenditure and loss of money actually and reasonably incurred or to be reasonably incurred and arising from the disturbance of that trade or business by reason of the matter for which the claimant is entitled to claim compensation under Part II, but a disturbance payment is not to include any expenditure or loss which would not be recoverable, on the grounds that the expenditure or loss was too remote or was not caused by the disturbance, if that disturbance were a tort.

3.7 For any temporary or permanent closure of road or any reclamation of Government foreshore or sea-bed under S.22 of the Railways Ordinance, any person owning a compensatable interest in the land the access to which is adversely affected by the closure of road or a private right over Government foreshore or sea-bed which is affected by the reclamation or other works is entitled to claim compensation from the Government for the following :-

(a) (i) In the case of access to the land being adversely affected, the expense fairly and reasonably incurred in remedying or mitigating the effect of such closure, as far as may be practicable, and any diminution in the open market value of the claimant's interest in the land after such expense has been incurred; or

(a) (ii) In the case of a private right over Government foreshore or sea-bed being affected by the reclamation or other works, the amount fairly and reasonably assessed to be open market value of the right and, where the claimant has a compensatable interest in contiguous or adjacent land, any diminution in the open market value of that interest; and

(b) a disturbance payment¹.

The claim should be made before the expiration of one year from the date of closure, extinction, modification or restriction.

3.8 For physical or structural damage to any land or building resulting from the exercise of power under S.24 of the Railways Ordinance for inspection, preventive and remedial work on land and buildings, compensation will be assessed on the basis of the expense which is fairly and reasonably incurred in repairing, preventing or mitigating the damage and a disturbance payment¹ for disturbance resulting from the exercise of power under S.24. The claim should be made before the expiration of one year from the date of completion of the operations carried out under S.24 from which the damage is alleged to have resulted. Similar provision of claims and assessment of compensation is applicable for physical or structural damage to any land or building resulting from the works pursuant to Item 6(a) of Part II of the Schedule to the Railways Ordinance and the claim should be made before the expiration of one year from the date of completion of works.

3.9 (a) As regards the exercise of power under S.26 of the Railways Ordinance for the removal of any object or structure which is erected and maintained without the contravention of any Ordinance or Government lease, compensation will be assessed on the basis of diminution in the open market value of the claimant's interest in the land or building; and the expense which is fairly and reasonably

incurred in moving the object or structure and making good that part of the building from which it is removed.

- (b) The basis of assessment of compensation for reinstating an object or structure so removed or replacing the same with a similar object or structure is the expense fairly and reasonably incurred in reinstating or replacing the object or structure.
- (c) The basis of assessment of compensation for the loss sustained in respect of an object or structure so removed which is not to be reinstated or replaced with a similar object or structure is the amount which is fairly and reasonably estimated as the value of the object or structure.
- (d) Compensation may be claimed for a disturbance payment¹ for disturbance resulting from the exercise of power under S.26.

The claim should be made before the expiration of one year from the date of removal, reinstatement or replacement.

3.10 As regards the exercise of power under S.27 of the Railways Ordinance by the Building Authority requiring an amendment of any plan relating to the building works or imposing conditions on the giving of approval to plans or consent to commence building works (other than a condition delaying building works), so as to avoid any incompatibility with the works for the construction of the railway, the basis of assessment of compensation will be the amount which is fairly and reasonably estimated as the loss to the claimant, including :—

- (a) any additional expense fairly and reasonably incurred in carrying out building works; and
- (b) professional fees and expenses,

which loss, expense and professional fees and expenses are attributable solely to compliance with the amendment required or the condition imposed. The owner of the land on which the building works are carried out may submit a claim for compensation before the expiration of one year from the completion of the building works.

3.11 The claimant has a general duty to mitigate the amount of loss or damage to be incurred resulting from land resumption, creation of easements and/or other permanent rights, creation of rights of temporary occupation of land, closure, modification or restriction of roads and reclamation of Government foreshore or seabed as far as practicable.

3.12 The claimant is also entitled to claim the costs reasonably incurred in employing professionals to act on his behalf in preparing and submitting the claims, and agreeing the compensation payable.

4. Submission of claim for compensation

4.1 The claim should be made in writing and submitted to the Secretary for Transport and Housing within the period specified in the Railways Ordinance. The claim period in general is within one year from the date of resumption or the date of the creation of the easements or the rights or the date of the closure of roads. The claim should also contain the following details :-

- (a) the name of the claimant, and his address for service of notices;
- (b) a full description of the land including any covenants, easements, rights or restrictions affecting the land;
- (c) the nature of the claimant's interest in the land including for a sub-lessee or sub-tenant his landlord's name and address and details of the sub-lease or tenancy;
- (d) details of any mortgage, including the principal still owing and name and address of the mortgagee;
- (e) if the claimant has let the land or any part of it, the name and address of each tenant and details of his lease or tenancy; and
- (f) particulars of the claim showing :-
 - (i) the amount of the claim;
 - (ii) under which item in Part II of the Schedule to the Railways Ordinance the claim is made; and
 - (iii) how the amount claimed under each item is calculated; and
- (g) relevant documents or business records in support of the amount claimed.

4.2 In the case of claims for diminution in the open market value of the land, the claimant should state the amount of depreciation in land value or rental value claimed and provide evidence in support.

4.3 In the case of claims for business loss or disturbance payment, the claimant should submit business records, supporting documents and information proving the loss incurred.

4.4 For claims of business loss, assessment of the compensation amount relies substantially on the information and documents provided by the claimant as he possesses business information required for the assessment. Examples of documents required to support the claim for general guidance and which are by no means exhaustive are :-

(a) certified profit and loss accounts;

(b) trading receipts; and

(c) invoices and receipts of additional services (if applicable) engaged by the business or statements showing additional operating costs.

4.5 The claimant may engage a professional surveyor to assist him to make a claim. The Railways Ordinance allows payment of costs or remuneration reasonably incurred in employing persons to act in a professional capacity in connection with claim for compensation. However, it should be noted that professional fees are not paid as a matter of course.

5. Assessment of claim

5.1 In considering the claim, the Government may request further particulars from the claimant. It is in the claimant's own interest to make every effort to produce the information requested to substantiate his claim. Compensation will be assessed in accordance with the provisions of the Railways Ordinance.

5.2 Within 6 months of the date of receipt of the claim or further particulars, the Government will notify the claimant of its decision on the claim and the reasons for the decision. The submitted claim may either be accepted or rejected. Where the claim has been rejected, a counter offer may be made by the Government. If a claimant is not satisfied with the amount offered, he may discuss the assessment with the Government and may engage a professional surveyor to assist him.

5.3 If no agreement can be reached on compensation within 7 months from the receipt of the claim by the Secretary for Transport and Housing, either the claimant or the Secretary for Transport and Housing may refer the claim to the Lands Tribunal for determination. The decision of the Lands Tribunal on the amount of compensation payable is final, even if it is less than the Government's offer. Parties may appeal against the decision of the Lands Tribunal on a point of law.

6. Payment of Compensation

- 6.1 Before compensation for land is released to the claimant, he is required to prove that he has good title to the land. He will be required to submit all title deeds and other documents to prove his title.
- 6.2 If any of the title deeds or documents is not available, he may have to make a statutory declaration to explain the circumstances of any loss or non-production of the title deeds or documents.
- 6.3 After the title documents have been checked and the Government is satisfied as to his entitlement to compensation, he will be required to attend the office of the Railway Development Section, Lands Department, or the office of a solicitors' firm to sign an "Agreement as to Compensation and Indemnity" and at the same time to collect the cheque.

7. Enquiries

If you have any queries, please feel free to call the Railway Development Section, Lands Department at 2683 9152 or 2683 9193. The staff of the Railway Development Section will be happy to provide all necessary assistance.

Railway Development Section
Lands Department

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