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Your Ref :

Our Ref : 68-68-24442-08

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Contact Person : Ms Karen Chow

Date : 25th February 2010

The Honorable Mrs Regina IP LAU Suk-ye, GBS, JP
Flat D-F, 11/F
China Overseas Building
139 Hennessy Road
Wanchai
Hong Kong

BY HAND

Dear Mrs Ip, GBS, JP,

**Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice,
and Land (Compulsory Sale for Redevelopment) Ordinance**

We act for Mr Sin Ho Yuen Victor ("Mr Sin") in response to a letter issued by Soundwill Holdings Limited to you dated 12th February 2010 under the above reference.

Mr Sin is the one of the member of the Sin's family mentioned in the 2nd paragraph of Soundwill's letter and is also the Respondent in the Lands Tribunal case LDCS 5000 of 2007 concerning Mr Sin's property at G/F of 44 Haven Street. Sin's family is also the property owner of G/F and 2/F of 42 Haven Street.

As to various allegations made in Soundwill's letter, Mr Sin instructs us to make declaration as follows:

1. As an owner of his shop at G/F of 44 Haven Street, Mr Sin would not need to spend any money to prepare any expert report at all if he was not troubled by the Lands Tribunal Compulsory Sales proceedings, that was unfortunately falling over Mr Sin who believed that in a fair hearing, both the Applicant and the Respondent should be given equal rights to adduce evidence, including expert reports. No one would wish to spend any unnecessary money in preparing "voluminous" expert reports unless and until his rights and enjoyment had been interfered and he needed to protect his rights.

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To: The Honorable Mrs Regina IP LAU Suk-ye, GBS, JP

2. Mr Sin's late father established their family business in cooking oil and soya sauce at G/F of No. 42 and 44 Haven Street with proper licence and Mr Sin carried on the family business after his father died. They had been there for business for almost 50 years and all along they seldom received complaints until Soundwill undertook the site acquisition plan in the Haven Street in 2006.
3. Mr Sin's mother, aged over 90, resides at 2/F of 42 Haven Street and will stay at the shop at ground level during day time. Mrs Sin has been living there almost 50 years. All along, Mr Sin just wishes to protect the family business and their residence for his elderly mother at Haven Street. He had never asked for any sky-high price as alleged.
4. As to G/F of 44 Haven Street under the case LDCS 5000 of 2007, Mr Sin had repeatedly informed Soundwill that he wished to resolved the matter in an amicable manner instead of dragging on with the proceedings which is not cost effective and beneficial to the parties and was a waste of the Tribunal's time and resources. Mr Sin also informed Soundwill that he was open to consider any reasonable offer as to the G/F of 44 Haven Street only but no response returned. Soundwill's representatives insisted that if Mr Sin wished to resolve LDCS 5000 of 2007 out of court, the only way was that he agreed to sell another 2 units – G/F and 2/F of 44 Haven Street so as to facilitate Soundwill's site assembly along Haven Street successfully. Of course Mr Sin refused.
5. As to the accusations in page 2 of Soundwill's letter that *"The message we received is that for the SHOP ALONE will only at sold at a price well above \$100M and not less than \$10,000 per square fee, and that the owner is confident that we must give in and pay whatever he demands unless and until the threshold for compulsory is changed to 80% and not 90%.*; Mr Sin vigorously opposed. **Mr Sin had never asked such a price as accused and all these accusations were made groundless.** All along, Mr Sin's intention is to keep these 2 units and is not willing to sell at whatsoever price. If the threshold for compulsory sale is not changed from 90% to 80%, this will facilitate Soundwill to compel Sin's family to sell their 2 units so as to enhance its site assembly along the Haven Street. The ulterior motive can be easily seen.

To: The Honorable Mrs Regina IP LAU Suk-ye, GBS, JP

Mr Sin wishes to reiterate that he is not a greedy owner and has never thought of making ulterior financial gain in selling his properties. His genuine intention is to protect the properties inherited by his father, to protect the family business at its establishment place and to protect his elderly mother's residence at Haven Street.

If you wish Mr Sin to provide with further information, please feel free to contact us.

Yours faithfully,


WONG POON CHAN LAW & CO.
KHC/cl

c.c. All Sub-Committee Members on Land (Compulsory Sale for Redevelopment)
(Specification of Lower Percentage) Notice :
Hon Chan Kam lam, SBS, JP
Hon Albert Ho Chun-yan
Ir Dr Hon Raymond Ho Chng-tai, SBS, S.B. St.J., JP
Dr. Hon Margaret Ng
Hon James To Kun-sun
Hon Miriam Lau Kin-ye, GBS JP
Hon Abraham Shek Lai-him, SBS, JP
Hon Frederick Fung Kin-kin, SBS, JP
Hon Audrey Eu Yuet-mee, SC, JP
Hon Wong Kwok Hing, MH
Hon Andrew Leung Kwan-yuen, SBS, JP
Hon Cheung Hok-ming, GBS, JP
Hon Cyd Ho Sau-lan
Hon Starry Lee Wai-king
Hon Wong Kwok-kin, BBS
Client