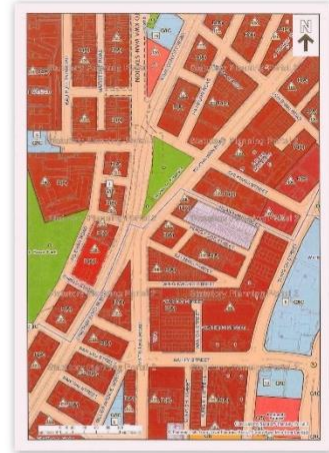


Summary on Ian Cullen's Experience in Compensation Casework



IC&A - Compensation Casework

Involvement in Land Resumption under CAP 124 Compulsory Sale for Redevelopment under CAP 545, plus Related Lands Tribunal Compensation Hearings and Assessments

根據《收回土地條例》第 124 章，《土地(為重新發展而強制售賣)條例》(第 545 章)以及相關土地審裁處賠償聆訊和評估個案：

Timeframe 時期	Works Project 工程	IC case involvement 個案參與
Late 1970's onwards 七十年代後期	Various LD's local open space resumptions 不同土地收回個案： - Li Chit Street 李節街 - Reclamation Street 新填地街 - Shanghai Street etc. 上海街等	Numerous cases for land owners negotiated/settled on favourable terms. 多個代表地主向地政署商討的個案，並爭取到優厚條款下之和解。
Early 1980's 八十年代初	MTR Central-Tsuen Wan Line 中環至荃灣地鐵站沿線	Acted for shop owners along 代表店舖東主： (1) Nathan Road 沿彌敦道一帶。 (2) All 20+ shops resumed for Tsuen Wan Station 沿荃灣站廿多個店舖。 (3) Expert Witness in Land Tribunal test case on (2) above. 為土地審裁署就上述 (2)項作專家證人。 [C. Lands Ref. No. 1 of 1981 = Uplift in compensation].
Mid 1980's 八十年代中	MTR Route Protection 地鐵工程： Queen's Road Central 皇后大道中 Wing Lok Street 永樂街 Bonham Strand etc. 文咸街等	Formulation of claims for land owners/ developers for disturbances/ construction related claims, including Lands Tribunal hearings and assessments. 為土地業權人/發展商構思賠償申請，包括出席土地審裁署有關聆訊及評估。
Late 1980's 八十年代後期	Housing Authority Yau Ma Tei Clearance 房屋委員會油麻地清拆項目	Acted for numerous flat and shop owners, with successful increases in values agreed. 代表多個住宅及店舖東主。
Late 1980's Early 1990's 八、九十年代	Various LDC schemes 多個土地發展公司局項目	Appointed LDC valuer for interests in 作為土地發展公司估價師 研究： - Sheung Wan 上環項目； - Mong Kok etc. 旺角項目等。

IC&A - Compensation Casework (continued)

Involvement in Land Resumption under CAP 124 Compulsory Sale for Redevelopment under CAP 545, plus Related Lands Tribunal Compensation Hearings and Assessments

根據《收回土地條例》第 124 章，《土地(為重新發展而強制售賣)條例》
(第 545 章)以及相關土地審裁處賠償聆訊和評估個案：

Timeframe 時期	Works Project 工程	IC case involvement 個案參與
Early 1990's 九十年代	Housing Authority Ma Tau Kok Clearance 房屋委員會馬頭角清拆項目	<ul style="list-style-type: none"> - Acted for many G/F shop owners, and some tenants, settling compensation. 代表多個地舖東主及住宅租客。 - Engaged by Lands Dept. for Lands Tribunal work on G/F business loss assessments. 被地政總署委任為土地審裁署評估有關地舖之商業損失。
Late 1990's 九十年代	LDC Argyle St. Clearance 土地發展公司亞皆老街清拆項目	Acting for shop owners and tenants. (Business disturbance and for resumed lands). 代表多個店舖東主及住宅租客爭取有關商業損失之索償。
Early 2000 二千年初	Tsuen Wan Castle Peak Road Resumption 荃灣青山公路之收地項目	Acted for land owners. 代表不同土地業權人索償。
Early 2000 二千年初	LDC Wanchai Resumption Wanchai Road/Stone Nullah Lane 土地發展局灣仔道/石水渠街收地項目	Land resumption claims lodged/negotiated for developer for multiple old buildings. 代表發展商為多幢舊物業提交及談判土地回收之賠償申索。
Early 2004 - 2005 二零零四年初至 二零零五年	URA Wanchai Johnston Road/Lee Tung St. 市區重建局灣仔莊士敦道/ 利東街收地項目	Acted for many domestic premises and shop owners, plus land owners in formulating, lodging and negotiating compensation claims. 代表多個住宅業主、店舖東主及土地業權人，製訂所需索償申請，並向有關政府部門正式提出索償。

IC&A - Compensation Casework (continued)

Involvement in Land Resumption under CAP 124 Compulsory Sale for Redevelopment under CAP 545, plus Related Lands Tribunal Compensation Hearings and Assessments

根據《收回土地條例》第 124 章，《土地(為重新發展而強制售賣)條例》(第 545 章)以及相關土地審裁處賠償聆訊和評估個案：

Timeframe 時期	Works Project 工程	IC case involvement 個案參與
Late 2004 二零零四年	Wai Wai Road, Sham Shui Po Resumption 深水埗懷惠道收地項目	Acted for shop owners/valuation and claims for resumed interests. 代表多個店舖東主，向有關政府部門正式提出索償及商討索償事宜。
2008 - 2012 二零零八年至 二零一二年	URA's K7 central Kwun Tong Redevelopment Scheme 市區重建局官塘區重建項目	Assessment of Home Purchase Allowance for URA's/HK's largest acquisition/clearance involving over 1,000 households. 為市區重建局評估自置居所津貼，涉及一千戶以上之清拆項目。
2010 二零一零年	URA To Kwa Wan Hotel Redevelopment 市區重建局土瓜灣重建酒店項目	Acted for Retail Premises Owner in claims under CAP 124. 根據第 124 章代表店舖東主，提出索償。
2011 - 2012 二零一一年至 二零一二年	URA's K7 central Kwun Tong Redevelopment Scheme 市區重建局官塘區重建項目	Acted for owners of prime retail premises at Yue Man Square and Kwun Tong Road for sale to URA. Major uplift in prices achieved. 代表裕民坊及官塘道甲級零售物業東主，向市區重建局提出出售建議，並取得大幅提升出售金額。
2011 - 2012 二零一一年至 二零一二年	Sai Yeung Choi Street North Sham Shui Po CAP 545 forced sale 深水埗西洋菜街北強制售賣	Acted for domestic owners and obtained highest compensation of all flat owners (after mediation but without needing to proceed to Lands Tribunal). 代表多個住宅業主提出出售建議，經調解後取得大幅提升出售金額。免除經土地審裁處而浪費時間及金錢。

IC&A - Compensation Casework (continued)

Involvement in Land Resumption under CAP 124 Compulsory Sale for Redevelopment under CAP 545, plus Related Lands Tribunal Compensation Hearings and Assessments

根據《收回土地條例》第 124 章，《土地(為重新發展而強制售賣)條例》(第 545 章)以及相關土地審裁處賠償聆訊和評估個案：

Timeframe 時期	Works Project 工程	IC case involvement 個案參與
2017 - 2019 二零一七年至 二零一九年	URA Projects : KC-009, KC-010, KC-011, KC-012, KC-013 and KC-014 for Bailey Street/Wing Kwong Street/Hung Fook Street/Ngan Hon Street/Kai Ming Street/Sung On Street 市區重建局多項紅磡區重建項目： KC-009 庇利街 / 榮光街發展項目 KC-010 鴻福街 / 銀漢街發展項目 KC-011 鴻福街 / 啟明街發展項目 KC-012 榮光街發展項目 KC-013 啟明街 / 榮光街發展項目 KC-014 榮光街 / 崇安街發展項目	Acted for URA on multiple projects to assess market value of 7 year old replacement flat, used for ex-gratia compensation offers to all domestic unit owners. 為市區重建局多次評估有關七年樓齡的假設重置單位的單位價值以計算自置居所津貼之賠償方案。
2019 二零一九年	URA Project : C&W-006 for Queen's Road West/In Ku Lane 市區重建局皇后大道西 / 賢居里發展項目	Acted for URA to assess market value of 7 year old replacement flat, used for ex-gratia compensation offers to all domestic unit owners. 為市區重建局多次評估有關七年樓齡的假設重置單位的單位價值以計算自置居所津貼之賠償方案。
2020 - 2021 二零二零年至 二零二一年	CAP 545 Compulsory Sale of building in Shau Kei Wan 第 545 章強制售賣筲箕灣物業	Acted for G/F shop owner and Roof owners, and compensation substantially increased after IC&A reports, valuations and sales terms liaison. 代表地下商舖業主及天台業主，為該等物業評估其價值後，與買家商討出售條款，成功將出售金額大大提升。

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