

## Contents

Preface to Third Edition	v
Preface to Second Edition	vii
Preface to First Edition	ix
Contents	xiii
Table of Cases	xxxiii
Table of Statutes	lxvii
Table of Treaties and Constitutions	lxv
Table of Hong Kong Citations	lxvii

## CHAPTER 1: INTRODUCTION

HISTORICAL BACKGROUND.....	1
LAND GRANTS AFTER 1840.....	3
Hong Kong island.....	3
Kowloon.....	4
New Territories.....	4
LAND TENURE.....	6
RESUMPTION FOR PUBLIC PURPOSES.....	11
RESUMPTION FOR SPECIAL PURPOSES AND RELATED COMPENSATION.....	14
THE ENVIRONMENT.....	19
RENT AND RATES.....	20
LAND VALUES.....	21
THE ASSESSMENT OF COMPENSATION AND RENT.....	22
Prerogative and contractual determinations.....	22
Board of Arbitrators.....	23
LANDS TRIBUNAL.....	24
Establishment.....	24
Jurisdiction.....	26
Mediation.....	28
Civil Justice Reform.....	28
Review.....	29

Appeal.....	30
Costs .....	31
SOURCES OF LAW .....	31

CHAPTER 2: ANTIQUITIES AND MONUMENTS

GENERAL .....	37
CLASSIFICATION OF MONUMENTS .....	38
DECLARATION OF MONUMENTS .....	38
Duration of declaration of a proposed monument .....	39
Withdrawal of declaration .....	39
Objections .....	40
Declarations .....	40
POWERS .....	40
Entry and inspection .....	40
Prohibitions.....	41
COMPENSATION .....	41
Compensation discretionary .....	41
Grounds for compensation .....	41
Assessment of compensation.....	42
REFORMS .....	43

CHAPTER 3: BUILDINGS

GENERAL .....	45
REGULATORY.....	47
Disciplinary Board.....	47
Contractors Registration Committee .....	48
Appeals from registration .....	48
BUILDING APPROVALS AND CONSENTS.....	48
Grounds for refusing approval or consent .....	48
SHORING APPLICATIONS.....	54
Building works .....	54
Erection of shoring .....	54
Compensation and damages .....	54
Limitation period .....	55
Lands Tribunal jurisdiction.....	55
Owners and occupiers.....	56
Assessment and compensation .....	56
APPEALS TO THE APPEAL TRIBUNAL.....	58
Right of appeal .....	58

Appeal operates as at stay except for	
emergency powers .....	58
Notice of appeal .....	59
Appeal Tribunal.....	59
Representation .....	59
Preliminary hearing .....	60
Inspection .....	60
Procedure.....	60
Determination of an appeal .....	62
Costs .....	62
Case stated.....	62
URGENT WORK.....	62
OCCUPATION OF A NEW BUILDING .....	63
BUILDING AUTHORITY POWERS .....	63
Order to cease building works.....	63
Order for demolition, removal, or alteration of building,	
building works or street works .....	63
Order to cease or remedy dangerous works .....	64
Priority demolition .....	64
Notice for demolition or alteration of building or	
building works .....	63
Change in use of buildings .....	65
Dangerous buildings.....	65
Defective buildings.....	66
Closure Order .....	66
Dangerous hillsides .....	66
Danger to land and buildings caused by drainage	
and water related matters.....	65
General powers relating to streets .....	67
Authorisation to carry out relevant works .....	67
Entry under Magistrates warrant .....	67
Compensation for damage done on entry.....	68
EXEMPTIONS .....	68
Statutory exemptions .....	68
Building Authority exemptions .....	68
RECOVERY OF COSTS AND DISPOSAL OF MATERIALS .....	69
PROCEDURE .....	70
Service of notices and orders .....	70
Admissibility in evidence of certified	
copies of documents .....	70
REGULATIONS.....	70

General .....	70
Regulatory case law .....	71
OFFENCES .....	77
SAVINGS.....	78
General .....	78
Scheduled sections.....	78
RIGHT OF BUILDING OWNER TO ENTER OTHER PROPERTY .....	78
SCHEDULES .....	79
DECLARATIONS AND JUDICIAL REVIEW .....	79

#### CHAPTER 4: COMPULSORY RESUMPTION OF LAND FOR PUBLIC PURPOSES

GENERAL .....	81
LAND WHICH MAY BE RESUMED.....	82
The resumption order .....	84
PERSONS WHO MAY CLAIM COMPENSATION .....	87
Owners.....	87
Other claimants.....	88
Establishment of claimant's title .....	90
Tso or tong land.....	91
AUTHORITY TO WHOM CLAIM IS TO BE MADE.....	92
Procedure.....	93
Statutory compensation is sole remedy .....	95
Surrenders before resumption.....	96
DOCTRINE OF INVERSE CONDEMNATION.....	97
DETERMINATION OF COMPENSATION .....	98
PAYABLE BY THE GOVERNMENT .....	98
COMPENSATION FOR LAND RESUMED.....	99
Relevant date .....	99
Market value .....	100
Special value.....	102
STATUTORY COMPENSATION RESTRICTIONS.....	103
Section 11(1)(a) – nature and existing use of property .....	103
Section 11(1)(b) – additions and improvements.....	103
Section 11(2) – illegality, nuisance, disrepair and unfit for human habitation.....	104
Section 12(a) – solatium.....	104
Section 12(aa) – Town planning .....	105
Section 12(b) – uses not complying with Government lease .....	108

Section 12(c) – expectancy or probability of the grant, renewal or continuance of a Government lease other than as of right .....	104
Summary of post- <i>Yin Shuen</i> redevelopment value and related compensation principles .....	116
Compensation for land value.....	116
Compensation for disturbance.....	117
COMMON LAW COMPENSATION PRINCIPLES.....	117
Increased value wholly due to the scheme underlying the resumption is to be disregarded .....	117
Decreased value wholly due to the scheme underlying the resumption to be disregarded.....	120
Number of willing buyers.....	122
Best use .....	123
COMMON LAW DEVELOPMENT VALUE.....	125
EQUIVALENT REINSTATEMENT.....	129
LEASEHOLD INTERESTS .....	131
Government leases .....	131
SEPARATE VALUATION OF INTERESTS .....	136
COMPENSATION FOR EASEMENTS .....	138
COMPENSATION FOR SEVERANCE.....	139
Statutory basis .....	139
The relationship between severance and injurious affection....	140
Severance.....	140
INJURIOUS AFFECTION.....	143
COMPENSATION FOR DISTURBANCE.....	144
Statutory basis .....	144
Disturbance relevant date .....	146
Losses and costs incurred before the date of resumption.....	147
Type of businesses .....	149
Extinguishment of the business .....	150
Removal of the business .....	152
Optional disturbance .....	154
Goodwill and loss of profits .....	155
Stock and chattels.....	164
Fixtures.....	165
Removal expenses for business and domestic premises.....	166
Leasehold interests .....	167
Disturbance for resumption not dispossession .....	170
REMOTENESS .....	171

LISTING THE CORPORATE VEIL .....	172
MITIGATION .....	173
PROVISIONAL PAYMENT OF COMPENSATION AND INTEREST .....	175
PAYMENT OF COMPENSATION AND INTEREST .....	176
PRACTICE AND PROCEDURE .....	177
COSTS .....	177
Miscellaneous .....	179
Expert fees .....	180
Calderbank letters .....	181
Taxation .....	182

CHAPTER 5: COMPULSORY RESUMPTION OF LAND FOR URBAN RENEWAL

GENERAL .....	185
URBAN RENEWAL AUTHORITY .....	186
Purposes .....	186
Financial powers and resources .....	187
URBAN RENEWAL STRATEGY .....	187
Corporate plan .....	188
Business plan .....	188
Planning policies .....	189
Development projects .....	191
Development schemes .....	193
COMPENSATION .....	195
Acquiring properties by agreement .....	196
Acquiring properties by compulsory resumption .....	201

CHAPTER 6: COMPULSORY SALE OF LAND FOR PRIVATE REDEVELOPMENT

GENERAL .....	205
THE COMPULSORY SALE OF MINORITY OF SHARES	
BY MAJORITY OWNERS .....	205
The statutory scheme .....	206
Definitions .....	207
The application .....	208
Majority owners .....	208
Justification for redevelopment .....	209

Relevant date for determining whether the redevelopment is justified .....	208
Age and state of repair .....	210
Fair and reasonable offer .....	212
Order for sale .....	213
Appointment of trustee .....	214
Other directions .....	214
Registration of order for sale .....	215
Modes of sale .....	215
BASIC LAW .....	221
OTHER ISSUES .....	222
COSTS .....	223
REFORMS .....	224

CHAPTER 7: COUNTRY AND MARINE PARKS

GENERAL .....	227
COUNTRY PARKS .....	227
Compensation .....	228
Resumption .....	230
Costs .....	230
MARINE PARKS .....	230
Prohibition of new development .....	231
Application for approval for new development .....	231
Offences .....	231
Uncompensable damages and losses .....	231
Extinguishment of private rights .....	232
Exclusions .....	232
Resumption .....	232

CHAPTER 8: ELECTRICITY NETWORK EASEMENTS

GENERAL .....	233
CREATION OF STATUTORY EASEMENTS .....	233
Procedure .....	234
Right of power company .....	235
Notice of affected owners .....	236
COMPENSATION .....	236
AFFECTED LAND .....	236
Statutory easement .....	236
DOCTRINE OF INVERSE CONDEMNATION .....	237

LUMP SUMS AND ANNUAL RENT .....	238
LIMITATION PERIODS .....	239
MEASURE OF COMPENSATION .....	239
Relevant date .....	239
General principles .....	239
VALUATION .....	244
Evidence .....	244
Electromagnetic fields .....	245
LAND TITLE AND LAND USER RIGHTS .....	247
INTERESTS .....	249
STATUTORY RIGHT TO DAMAGES .....	250
COMMON LAW REMEDIES .....	251
OFFENCES .....	251
COSTS .....	251

### CHAPTER 9: ENVIRONMENT

GENERAL .....	253
AIR POLLUTION CONTROL ORDINANCE .....	253
General .....	253
Air Control Zones and Air Quality Objectives .....	254
Control of Air Pollution .....	254
Abatement Notices .....	254
Licences .....	254
Enforcement powers and penalties .....	255
Appeals .....	255
Compensation .....	255
WATER POLLUTION CONTROL ORDINANCE .....	260
General .....	260
Compensation .....	260
NOISE CONTROL ORDINANCE .....	263
General .....	263
Noise from domestic premises and public places .....	263
Noise from construction and other non-domestic premises or public places .....	263
Construction Noise Permits .....	264
Technical Memoranda .....	239
Abatement notices .....	264
Compensation .....	267
Costs .....	267

Offences .....	268
Regulations .....	268
ENVIRONMENT IMPACT ASSESSMENT ORDINANCE .....	268
General .....	268
Designated projects .....	269
Application for an environmental permit .....	269
Application for an environmental impact assessment .....	274
Appeals .....	278
Enforcement officers .....	279
Powers of entry and inspection .....	279
Cessation orders .....	280
Recovery of costs and works .....	280
Costs .....	280
Offences .....	281
Protection of public officers .....	282
Forms and notices .....	283
Regulations .....	283
Costs .....	283
LAND DRAINAGE ORDINANCE .....	283
General .....	283
Drainage authority areas .....	284
Appeals .....	284
Compensation .....	284
Regulations .....	287
Schedules .....	287
SEWAGE TUNNELS (STATUTORY EASEMENTS) ORDINANCE .....	287
General .....	287
Objections to creation of easements .....	288
Compensation .....	288

### CHAPTER 10: GOVERNMENT RENT

INTRODUCTION .....	291
DEFINITIONS .....	292
EXEMPTIONS .....	293
LIABILITY FOR GOVERNMENT RENT .....	294
ASCERTAINMENT OF RATEABLE VALUE FOR GOVERNMENT RENT .....	295
Rateable value .....	295
Valuation .....	296
<i>Commissioner of Rating and Valuation v Agrila Limited</i> .....	298

Regulations 2, 3 and 5 of the Government (Assessment and Collection Ordinance) (Cap 515A).....	254
<i>Best Origin Limited v Commissioner of Rating and Valuation</i> .....	304
Government rent differences for identical and applicable leases of development land .....	308
Other <i>Agrila</i> issues .....	308
The validity of regulation 2 .....	308
Whether regulations 4 and 5 are ultra vires .....	309
Whether sections 8 and 18(3) authorise ascertaining Government valuations for land exempt from assessment of rates under section 36 of the Rating Ordinance .....	309
GOVERNMENT RENT ROLL .....	311
Preparation.....	311
The coming into force of the Government Rent Roll, public notification and inspection.....	311
Inspection of Government Rent Rolls .....	312
Collection of Government Rent and surcharges for late payment .....	312
PROPOSAL, ALTERATIONS, OBJECTIONS AND APPEALS .....	313
Proposals to alter the Government Rent Roll .....	313
Alteration of the rateable value for an identical tenement.....	313
Payment of Government rent under interim valuations.....	314
Alterations to the Government Rent Roll by agreement .....	314
Alterations to the Government Rent Roll other than by agreement.....	314
Corrections .....	314
Deletions and interim valuations .....	315
Objections to proposed corrections, deletions and interim valuations .....	267
Appeals .....	316
POWERS OF THE COMMISSIONER .....	318
General powers .....	318
Mode of service of notices .....	319
Validity of signature on notices .....	319
Inadvertent misnomer .....	319
OTHER POWERS .....	319
Re-entry .....	319

LEASES AND DEEDS OF MUTUAL COVENANTS OVERRIDDEN.....	319
OFFENCES .....	320
Complaint limitation period .....	320
Refusal to give information .....	320
Additional penalty for loss of revenue .....	320
Interim valuation after conviction .....	321
District Court jurisdiction.....	321
GOVERNMENT REGULATIONS.....	321
COSTS .....	322

## CHAPTER 11: HOME OWNERSHIP SCHEME

GENERAL .....	325
Sale restrictions .....	326
Resale to Housing Authority .....	326
Market sales.....	327
Application of the price.....	327
Premium .....	327
MORTGAGES AND AGREEMENTS FOR SALE AND PURCHASE .....	328
APPEAL TO LANDS TRIBUNAL.....	328
RELEVANT DATE .....	331
COSTS .....	331

## CHAPTER 12: HONG KONG AIRPORT – CONTROL OF OBSTRUCTIONS

GENERAL .....	333
CHEK LAP KOK INTERNATIONAL AIRPORT.....	333
COMPENSATION .....	334
Procedure.....	335
Rules for determining compensation.....	336
Aircraft noise.....	337
CASE LAW .....	337
COSTS .....	338

## CHAPTER 13: LANDLORD AND TENANT

GENERAL .....	339
LANDLORD AND TENANT (CONSOLIDATION) ORDINANCE.....	339
THE COMMON LAW .....	346

Review of Lands Tribunal common law jurisdiction.....	347
Civil Justice Reform .....	348
COSTS .....	349

CHAPTER 14: MINES AND QUARRIES

GENERAL .....	351
GRANT AND RENEWAL OF MINING LEASES .....	351
COMPENSATION .....	352
Compensation payable by Government for mining licences and leases.....	352
Mining leases.....	354
Compensation payable by mining licencees and lessees to owners and occupiers.....	355
Mining Compensation Board .....	356
COMMON LAW AND OTHER REMEDIES .....	356
COSTS .....	357

CHAPTER 15: POSSESSORY TITLES

GENERAL .....	359
ADVERSE POSSESSION .....	360
COMPULSORY ACQUISITION PROCEDURE.....	363
Acquisition order.....	363
Notice .....	363
Date of vesting.....	364
Ownership claims .....	364
Bar of actions against the Government.....	364
Powers of Director of Lands.....	364
Determinations by the Court of First Instance .....	364
COMPENSATION .....	365
Submission of claim to director.....	365
Reference to Lands Tribunal.....	365
ASSESSMENT OF COMPENSATION .....	366
Relevant date .....	366
Market value .....	366
Other relevant factors in determining open market value.....	367
Mandatory adjustments to open market value.....	367
PROVISIONAL PAYMENT .....	368
PAYMENT OF COMPENSATION .....	368

INTEREST .....	368
PAYMENT WHEN ENTITLED PERSONS CANNOT BE FOUND.....	368
BAR OF ACTIONS AGAINST THE GOVERNMENT .....	369
COSTS .....	369
BASIC LAW .....	369

CHAPTER 16: RAILWAYS

GENERAL .....	371
MASS TRANSIT RAILWAY.....	372
RAILWAYS ORDINANCE.....	374
THE SCHEME.....	375
Plans and public notice.....	375
Objections.....	375
RESUMPTION OF LAND .....	377
General .....	377
Easements and other rights.....	377
Application by owner for resumption .....	377
Resumption on refusal of building plans on ground of incompatibility .....	377
Resumption of contiguous or adjacent land .....	377
COMPENSATION .....	378
Claims procedure.....	379
Amendments and further particulars .....	379
Admission or rejection of claim .....	379
Application to Lands Tribunal.....	380
Settlements after reference to the Lands Tribunal.....	380
Limitation periods and claims out of time .....	380
Evidence and procedure .....	381
Retrospectivity.....	381
Basis of compensation.....	382
Item 1 — Resumption of Land.....	386
Item 2 — Creation of an easement.....	390
Item 3 — Extinction of an easement.....	391
Item 4 — Closure of roads .....	392
Item 5 — Foreshore and sea-bed rights.....	394
Item 6 — Physical and structural damage.....	394
Item 7 — Damage caused during inspection or remedial works .....	394
Item 8 — Removal of obstructions .....	394

Right to object .....	478
Procedure .....	478
DETERMINATIONS AND AUTHORIZATION POWERS .....	479
Exercise of powers .....	479
Notice of authorization .....	479
EXTINGUISHMENT OF RIGHTS .....	480
COMPENSATION .....	480
CLAIMS PROCEDURE .....	82
Time limitations .....	483
SETTLEMENT PROCEDURE .....	484
Admitted claims .....	484
Rejected claims .....	484
DETERMINATION BY LANDS TRIBUNAL .....	485
Reference .....	485
Hearing .....	485
Injurious affection .....	486
Compensation .....	486
Betterment .....	489
Provisional payment of compensation .....	490
Interest .....	490
COSTS .....	490
General party and party costs .....	490
Costs for preparing and lodging claim .....	491
Costs incurred after the claim is lodged .....	491
Appeals .....	491
PROTECTION OF THE HARBOUR ORDINANCE (CAP 531) .....	492
History .....	492
The 1999 Amendment .....	492
Hong Kong Island Central Waterfront Reclamation .....	493
Society for Protection of the Harbour Ltd v Town Planning Board — Court of First Instance .....	493
Town Planning Board v Society for the Protection of the Harbour Ltd — Court of Final Appeal .....	494
The overriding public need test .....	495
Reasonable alternatives .....	496
Substantive issue .....	496
TEMPORARY RECLAMATIONS .....	498
COSTS .....	500
Costs — Court of First Instance — first judicial review .....	500

Costs — Court of Final Appeal .....	501
Costs — Court of First Instance — second judicial review .....	502
General party and party cost .....	502
<b>CHAPTER 19: REVENUE LAW</b>	
GENERAL .....	503
STAMP DUTY ORDINANCE .....	503
General .....	503
Appeal procedure .....	504
INLAND REVENUE ORDINANCE .....	509
General .....	509
Ascertainment of assessable value .....	509
Grounds of objection and appeal .....	510
COSTS .....	510
<b>CHAPTER 20: ROADS</b>	
INTRODUCTION .....	511
ROAD WORKS .....	512
Minor works .....	512
Major works .....	513
THE PLAN AND THE SCHEME .....	513
Inspection .....	513
Notice of the plan and the scheme .....	514
Objections .....	514
CLOSURE OF ROADS .....	518
RESUMPTION OF LAND .....	518
Notice of resumption .....	518
Relevant date .....	519
Easements and other rights .....	519
Resumption of land outside the works area .....	520
COMPENSATION .....	520
Compensation claims .....	521
Persons entitled to claim .....	521
Claims out of time .....	521
Claims procedure .....	522
Government options where a claim is rejected .....	523
Lands Tribunal references .....	523
Payment to mortgagees .....	525

ASSESSMENT OF COMPENSATION .....	525
Items of compensation.....	533
PROVISIONAL PAYMENT OF COMPENSATION AND INTEREST .....	541
PAYMENT OF COMPENSATION AND INTEREST .....	541
COSTS .....	541
RIGHT OF GOVERNMENT TO DISPOSE OF RESUMED LAND .....	542
OFFENCES .....	542

CHAPTER 21: TOWN PLANNING

GENERAL .....	543
THE TOWN PLANNING ORDINANCE.....	549
Town Planning Board .....	549
Meetings .....	550
Layout plans .....	552
Compensation.....	553
Resumptions .....	554
COMPREHENSIVE DEVELOPMENT AREAS .....	555
Representations on Draft Plans .....	556
Consideration of objections.....	556
Comments on representations.....	560
Consideration of representations .....	560
Public inspection of proposed amendments .....	560
Further representations on proposed amendments .....	560
Withdrawal of representations .....	561
Consideration of further representations .....	561
Amendments where no further representations .....	561
Effect of amendments.....	562
AMENDMENT OF DRAFT PLANS.....	562
Submission of draft plan to the Chief Executive in Council ....	562
Planning Board submission on draft plan to	
Chief Executive in Council.....	562
Powers of Chief Executive in Council.....	563
Application to the Board for amendment .....	563
Application for permissions .....	564
Amendments to permissions.....	567
Right of Review .....	567
THE APPEAL BOARD.....	567
Appeals .....	568
AMENDMENT OF PLANNING DOCUMENTS .....	569

DEVELOPMENT PERMISSION AREAS.....	569
Designation.....	569
Offences.....	569
POWER TO INSPECT AND REQUIRE INFORMATION .....	570
Offence .....	571
OFFENCE FOR APPEAL PROCEDURE NON-COMPLIANCE.....	571
ENFORCEMENT FOR DEVELOPMENT PERMISSION AREAS .....	572
Offence .....	572
Disposal of the property .....	573
REVIEW OF THE AUTHORITY'S DECISION .....	573
EVIDENCE .....	574
DELEGATION.....	574
SUPPLY OF DOCUMENTS AND MATERIALS.....	574
REGULATIONS.....	574

CHAPTER 22: EX GRATIA AND PREMIUM PAYMENTS

EX GRATIA PAYMENTS.....	575
General .....	575
Agricultural and building land .....	576
Case law .....	577
Land Exchange Entitlements – Letters A and B .....	578
New Territories Land Exchange Entitlements	
(Redemption) Ordinance (Cap 495).....	581
Parallel compensation systems.....	582
Lesser interests .....	583
PREMIUM AND OTHER PAYMENTS .....	584
General .....	584
Administrative guidelines.....	585
Doctrine of legitimate expectation .....	587
Implied term, estoppel and doctrine of broad	
unconscionability, unreasonableness .....	588
Bill of Rights .....	590
REFORMS .....	590

CHAPTER 23: VALUATION

GENERAL .....	593
COMPARATIVE METHOD.....	595

The best method .....	595
Comparable transactions .....	599
INVESTMENT METHOD .....	609
RESIDUAL METHOD .....	612
RECEIPTS AND EXPENDITURE METHOD .....	617
CONTRACTOR'S METHOD .....	617
VALUATION TECHNIQUES .....	618
Discount tables .....	618
Zoning .....	618
Regression analysis .....	620
Discounted cash flow .....	621
Capitalisation rates .....	621
Return on equity .....	622
Real value .....	623
Spot value .....	624
Averaging .....	624
VALUATION REPORTS .....	626
EXPERT WITNESSES .....	626

CHAPTER 24: CONSTITUTIONAL LAW

GENERAL .....	631
JOINT DECLARATION .....	631
Sino-British Land Commission .....	634
BASIC LAW .....	634
Interpretation of the Basic Law .....	635
DOMESTIC LEGISLATION .....	639
LAND COMPENSATION .....	641
Real value .....	641
DOCTRINE OF INVERSE CONDEMNATION .....	645
United States .....	645
United Kingdom .....	647
Europe .....	647
Hong Kong .....	649
THE FUTURE .....	653
Index .....	655

Table of Cases

11-13 Sands Street, In the matter of [1994] HKDCLR 7 .....	61
15-17 Sand Street, In Re [1994] HKDCLR 21 .....	61, 86
A Solicitor v Law Society of Hong Kong [2008] 2 HKLRD 576, [2008] 2 HKC 1 (CFA) .....	250
Abbey National Plc v O'Hara (Valuation Officer) [2005] RA 247 .....	442
Aberdeen University v Grampian Regional Council [1990] RA 27 .....	462
Adelaide Fruit and Produce Exchange Co Ltd v Adelaide City Corporation (1961) 106 CLR 85 .....	140
A-G of Strait Settlements v Wemyss (1888) 13 AC 192 .....	488
Agins v City of Tiburn 447 US 260 (1980) .....	645, 646
Agula Ltd v Commissioner of Rating and Valuation [2000] 1 HKC 175, (1999) 2 HKC 168 .....	299, 305, 321
Aik Hoe & Co Ltd v Superintendent of Lands and Surveys [1969] 1 AC 1 (PC) .....	33, 471, 472, 594, 627
Aik San Realty Ltd v Attorney General [1980] HKLR 927; [1981] HKLR 561 .....	72
Aik San Realty v Attorney General [1982] HKC 320 .....	53
Aldora, The [1975] QB 748 .....	249
Ali Shoukat v Hang Seng Bank Ltd (unreported HCPI 13/2003) .....	31, 178
Allen v Roughley (1955) 94 CLR 98 .....	365
American Cyanamid Co (No 1) v Ethicon Ltd [1975] AC 396 .....	304
Anderson Asphalt Ltd & Ors v Secretary for Justice FACV 19/2008 (19 November 2008) .....	565
Anderson Asphalt Ltd v Town Planning Board and Man Fai Tai Enterprises [2007] 3 HKLRD 18 .....	565
Anderson Asphalt Ltd, Re [2006] 4 HKLRD 14 .....	89
Anthony Palazzolo v Rhode Island 533 US 606 634, 634 (2001) .....	646
Arsenal Football Club Ltd v Smith (Valuation Officer) [1977] 2 All ER 267 .....	91
Assessor for Glasgow v RNVR Club (Scotland) (1974) SLR 291 .....	408
Associated Provincial Picture Houses Ltd v Wednesbury Corporation [1948] 1 KB 223 .....	494
Attorney General of Gambia v Pierre Sarr N'Jie [1961] AC 617 .....	228, 468
Attorney General of Hong Kong v Ng Yuen Shiu [1983] AC 629 .....	587
Attorney General v CC Tse (Estate) Ltd [1982] HKLR 7 .....	544
Attorney General v Cheng Yick Chi [1983] 1 HKC 14 .....	52
Attorney General v Cheng Yick Chi PCA 32/82 .....	34, 73
Attorney General v Fairfax Ltd [1997] HKLRD 243 (PC) .....	109, 586