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**Environmental Protection Department  
Headquarters**

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環境保護署總部

香港灣仔  
告士打道五號  
稅務大樓四十六樓

12 November 2007

Clerk to Public Works Subcommittee  
Legislative Council Secretariat  
Legislative Council Building  
8 Jackson Road  
Central  
Hong Kong  
(Attn: Ms Rosalind Ma)

Dear Ms Ma,

**Public Works Subcommittee  
Follow-up to Meeting on 31 October 2007**

**Yung Shue Wan and Sok Kwu Wan Sewerage Projects (230DS and 234DS)  
Supplementary Information on Land Resumption and Clearance Cost**

In considering the paper referenced PWSC(2007-08)49 on **230DS** and **234DS** at the PWSC meeting on 31 October 2007, some Members enquired about the difference in the land resumption and clearance costs of the Yung Shue Wan and Sok Kwu Wan sewerage projects (230DS and 234DS). We explained at the time that the land resumption cost was estimated based on the areas of land to be resumed. Members requested further details about the breakdown of the land resumption and clearance costs and the standard rates for calculating the land acquisition cost.

We would like to provide Members with the supplementary information on the cost of resumption and clearance involved in the projects **230DS** and **234DS** as follows:

(\$)

**230DS (land resumed in 2002)**

**Estimated Resumption Cost**

(a) Agricultural Land Ex-gratia Compensation	126,967.50	
- 3 lots affected by the project are within Compensation Zone "C". The total area involved is 855 square feet (sq. ft.)		
- 855 sq. ft. @ \$148.50/ sq. ft. <sup>see note 1</sup>		
		<b>126,967.50</b>

**Estimated Clearance Cost**

(b) Compensation for crops	47,136.00	
(c) Ex-gratia compensation for miscellaneous permanent improvements to farms	5,000.00	
(d) "Tun Fu" ceremonial fees	2,000.00	
(e) Interest payment on various ex-gratia compensations for private land	5,985.00	
		<b>60,121.00</b>

Total:	<b>187,088.50</b>	<b>Say \$0.2 million</b>
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**234DS (land to be resumed at end 2007)**

**Estimated Resumption Cost**

(a) Agricultural Land Ex-gratia Compensation	998,432.50	
- 3 lots affected by the project are within Compensation Zone "C". The total area is 4,955 square feet		
- 4,955 sq. ft. @ \$201.50/ sq. ft. <sup>see note 2</sup>		
		<b>998,432.50</b>

**Estimated Clearance Cost**

(b) Compensation for crops	280,019.25	
(c) Ex-gratia compensation for miscellaneous permanent improvements to farms	11,500.00	
(d) "Tun Fu" ceremonial fees	23,000.00	
(e) Interest payment on various ex-gratia compensations for private land	109,877.13	
		<b>424,396.38</b>

Total:	<b>1,422,828.88</b>	<b>Say \$1.4 million</b>
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Please circulate the information to Members and let us know if further details are required.

Yours sincerely,



(Dr Malcolm BROOM)  
for Director of Environmental Protection

- Notes:
1. All the land to be resumed in the project 230DS is agricultural land within Compensation Zone "C". As published in the Gazette, the ex-gratia compensation rate for this zone is 50% of the Basic Rate for agricultural land. The land for 230DS was resumed in 2002, and the then Basic Rate for agricultural land was \$297 per sq. ft. Hence the ex-gratia compensation rate used for estimating the resumption cost of the 3 lots affected by the project 230DS was \$148.50 per sq. ft. (i.e. 50% of \$297 per sq. ft.).
  2. All the land to be resumed in the project 234DS is agricultural land within Compensation Zone "C". As published in the Gazette, the ex-gratia compensation rate for this zone is 50% of the Basic Rate for agricultural land. The land for 234DS will be resumed at the end of 2007, and the present Basic Rate for agricultural land is \$403 per sq. ft. Hence the ex-gratia compensation rate used for estimating the resumption cost of the 3 lots affected by the project 234DS is \$201.50 per sq. ft. (i.e. 50% of \$403 per sq. ft.).

*in* DEVB(W)3113/119/CD

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Clerk to Public Works Subcommittee  
Legislative Council Secretariat  
Legislative Council Building  
8 Jackson Road, Central  
Hong Kong

(Attn: Ms Rosalind Ma)

Dear Ms Ma,

**Public Works Subcommittee  
Follow-up to Meeting on 31 October 2007**

**119CD – “Drainage Improvement in Northern New Territories – Package C”  
Supplementary Information on Land Resumption and Clearance Cost**

In considering the paper referenced PWSC(2007-08)51 on **119CD** – “Drainage Improvement in Northern New Territories – Package C” at the PWSC meeting on 31 October 2007, some Members requested the Administration to provide further details on the land resumption and clearance cost of the project. In response, we explained that the land resumption cost was estimated according to the area of land to be resumed. We agreed to provide further details on the cost breakdown and the standard rates for calculating the land resumption and clearance cost after the meeting.

We would like to provide Members with the supplementary information on the cost of land resumption and clearance involved in **119CD** as depicted in the Annex.

Yours sincerely,

( Y C Chan )  
for Secretary for Development

**Supplementary Information on the Cost of Land Resumption and Clearance  
Involved in 119CD**

	<b>\$ million</b>
	(in Sept 2007 prices)
<b>(I) <u>Estimated Resumption Cost</u></b>	<b>101.650</b>
(a) Agricultural Land Ex-gratia Compensation	
<p>[The 189 lots affected by the project are within Compensation Zone “C”. The 522 613 square feet (sq ft) to be resumed were all classified as agricultural land. As published in the Government Gazette dated 15 March 2007, the ex-gratia compensation rate for Zone “C” was 50% of the Basic Rate, i.e. half of \$389.00 = \$194.50 per sq. ft.]</p>	
522 613 sq. ft. x \$194.50 per sq. ft.	101.650
<b>(II) <u>Estimated Clearance Cost</u></b>	<b>7.719</b>
(a) Compensation for crops	5.958
(b) Ex-gratia compensation for miscellaneous permanent improvements to farms	0.615
(c) Ex-gratia compensation for farm structures	0.150
(d) Domestic removal allowance and ex-gratia allowance for domestic structures	0.211
(e) Ex-gratia allowance for industrial/commercial undertakings	0.177
(f) “Tun Fu” ceremonial fees	0.100
(g) Interest payment on various ex-gratia compensations for private land	0.508
Total:	<b>109.369</b>