

立法會
Legislative Council

LC Paper No. CB(1)140/18-19
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seen by the Administration)

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Panel on Housing and Panel on Development

Minutes of joint meeting
held on Friday, 29 June 2018, at 10:45 am
in Conference Room 1 of the Legislative Council Complex

Members present : Members of the Panel on Housing

- * Hon Alice MAK Mei-kuen, BBS, JP (Chairman)
- * Hon Andrew WAN Siu-kin (Deputy Chairman)
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
- * Hon CHAN Kin-por, GBS, JP
- * Hon Mrs Regina IP LAU Suk-yeet, GBS, JP
Hon MA Fung-kwok, SBS, JP
- * Hon CHAN Chi-chuen
- * Hon LEUNG Che-cheung, SBS, MH, JP
- * Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung, JP
- * Dr Hon Fernando CHEUNG Chiu-hung
- * Ir Dr Hon LO Wai-kwok, SBS, MH, JP
- * Hon CHU Hoi-dick
Hon SHIU Ka-fai
- * Hon Wilson OR Chong-shing, MH
Hon LUK Chung-hung
- * Hon LAU Kwok-fan, MH
- * Dr Hon CHENG Chung-tai
Hon AU Nok-hin
- * Hon Vincent CHENG Wing-shun, MH
- * Hon Jeremy TAM Man-ho
- * Hon Tony TSE Wai-chuen, BBS

Members of the Panel on Development

Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)
Hon Frankie YICK Chi-ming, SBS, JP
Hon CHAN Han-pan, JP
Hon Alvin YEUNG
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon CHAN Chun-ying
Hon Gary FAN Kwok-wai

Members absent : Members of the Panel on Housing

- * Hon Abraham SHEK Lai-him, GBS, JP
- Prof Hon Joseph LEE Kok-long, SBS, JP
- * Hon CHAN Hak-kan, BBS, JP
- * Hon WONG Kwok-kin, SBS, JP
- * Hon Paul TSE Wai-chun, JP
- * Hon WU Chi-wai, MH
- * Dr Hon Junius HO Kwan-yiu, JP
- * Hon HO Kai-ming
- Hon SHIU Ka-chun
- Hon YUNG Hoi-yan
- * Hon Tanya CHAN
- * Hon CHEUNG Kwok-kwan, JP
- * Hon KWONG Chun-yu

Members of the Panel on Development

Hon Kenneth LAU Ip-keung, BBS, MH, JP (Deputy Chairman)
Hon Jeffrey LAM Kin-fung, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Michael TIEN Puk-sun, BBS, JP
Dr Hon Helena WONG Pik-wan
Hon HUI Chi-fung

- * Also members of the Panel on Development

**Public Officers
attending**

: Agenda Item II

Mr Michael WONG Wai-lun, JP
Secretary for Development

Ms Bernadette LINN, JP
Permanent Secretary (Planning & Lands)
Development Bureau

Ms Selene TSOI Sze-long, JP
Deputy Secretary (Planning & Lands)
Development Bureau

Dr Raymond SO Wai-man, BBS, JP
Under Secretary for Transport and Housing

Mr Kenneth LEUNG Tak-yan
Chief Civil Engineer/Public Works Programme
Transport and Housing Bureau

Mr Tony MOYUNG Hon
Deputy Director of Lands (Specialist)

Mr Gabriel WOO Tai-on
Deputy Head of Civil Engineering Office
(Project and Environmental Management)
Civil Engineering and Development Department

Mr Edward CHAN Cheuk-wing
Chief Engineer (Housing Projects 2)
Civil Engineering and Development Department

Mr Stephen LAI Yue-hong
Senior Agricultural Officer (Agri-Park & Land)
Agriculture, Fisheries and Conservation Department

**Attendance by
Invitation**

: Mr CHIU Ming-shun

Clerk in attendance : Mr Derek LO
Chief Council Secretary (1)5

Staff in attendance : Mr Fred PANG
Senior Council Secretary (1)5

Ms Michelle NIEN
Legislative Assistant (1)5

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I. Election of Chairman

Ms Alice MAK, Chairman of the Panel on Housing, advised that Mr Tommy CHEUNG, Chairman of the Panel on Development, had indicated his support for her to chair the joint meeting. With members' concurrence, Ms MAK chaired the joint meeting.

II. Receiving public views on "General ex-gratia compensation and rehousing arrangements for Government's development clearance exercises and Head 711 project no. B780CL — Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long"

(LC Paper No. CB(1)1165/17-18(01) — Administration's paper on Public Works Programme Item No. B780CL — Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long)

Other relevant papers previously issued

(LC Paper No. CB(1)155/17-18(04) — Administration's paper on Public Works Programme Item No. B780CL — Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long

LC Paper No. CB(1)155/17-18(05) — Paper on public housing

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development at Wang Chau, Yuen Long prepared by the Legislative Council Secretariat (Background brief)

LC Paper No. CB(1)308/17-18(01) — Administration's paper on Public Works Programme Item No. B780CL — Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long (Follow-up paper)

LC Paper No. CB(1)951/17-18(01) — Administration's paper on proposed enhancements to the general ex-gratia compensation and rehousing arrangements for Government's development clearance exercises

LC Paper No. CB(1)996/17-18(06) — Paper on the proposed enhancements to the general ex-gratia compensation and rehousing arrangements for Government's development clearance exercises prepared by the Legislative Council Secretariat (Background brief)

Submissions from deputations/individuals not attending the meeting

(LC Paper No. CB(1)1132/17-18(03) — Submission from Construction Industry Council (English version only)

LC Paper No. CB(1)1132/17-18(04) — Submission from Mr LAU (Chinese version only)

LC Paper No. CB(1)1132/17-18(05) — Submission from 關注收地

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賠償安排小組 (Chinese version only)

LC Paper No. CB(1)1132/17-18(06) — Submission from 一群受元朗南發展計劃影響的公庵路居民 (Chinese version only)

2. The Chairman advised that the Panel on Housing and Panel on Development had held a joint meeting on 26 June 2018 to receive views from deputations/individuals on "General ex-gratia compensation and rehousing arrangements for Government's development clearance exercises and Head 711 project no. B780CL — Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long". The two Panels would receive views on the item from the remaining 17 deputations/individuals who had registered for attending this meeting.

3. Out of the 17 deputations/individuals registered for attending the meeting, one individual was present and presented his views at the invitation of the Chairman. A summary of the individual's views was in the **Appendix**.

Discussion

4. At the invitation of the Chairman, Secretary for Development ("SDEV") gave the following response to the views expressed by the individual –

(a) Under the proposal to enhance the general ex-gratia compensation and rehousing arrangements to be offered to eligible domestic occupants in squatters and business undertakings affected by the Government's development clearance exercises as set out in LC Paper No. CB(1)951/17-18(01) ("the Proposal"), the Administration would offer eligible households a non-means tested rehousing arrangement. The Dedicated Rehousing Estate at Pak Wo Road, Fanling, which would be built and operated by the Hong Kong Housing Society ("HS"), was expected to be ready for population intake in around 2023/2024 the earliest. HS would put in place certain established measures to assist its tenants with genuine financial difficulties in rent payment;

(b) Before the Dedicated Rehousing Estates were ready for population intake, the Administration would make use of vacant units of the

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HS's rental and the Hong Kong Housing Authority ("HA")'s public rental housing ("PRH") estates to provide transitional arrangements to eligible households opting for the non-means tested rehousing proposal. Concerned households would be given the option to stay or move to the Dedicated Rehousing Estates when the Dedicated Rehousing Estates were ready for population intake;

- (c) In planning new development areas ("NDAs"), including the Kwu Tung North ("KTN") and Fanling North ("FLN") NDAs, the Administration had conducted traffic impact assessments, and would ensure that there would be adequate provision of ancillary facilities to tie in with the population intakes of NDAs; and
- (d) The Administration had put in place certain agricultural rehabilitation arrangements for eligible farmers affected by the Government's development clearance exercises.

Rehousing arrangement

5. Mr SHIU Ka-fai opined that the proposal to offer eligible squatter occupants non-means tested rehousing in public housing might help address some of the controversies arising from the Government's development clearance exercises. He expressed concern whether the proposed rehousing arrangements would prompt speculators to hoard squatter structures in the areas affected by land clearances, and enquired whether the Administration would conduct a territory-wide survey to register existing occupants of squatter structures.

6. SDEV replied that occupants of non-surveyed/non-licensed structures were not eligible for the non-means tested rehousing arrangements under the Proposal. As regards households residing in surveyed/licensed structures, to be eligible for the proposed non-means tested rehousing arrangement, they had to meet the requirement, amongst others, of continuous residence for a minimum of seven years immediately preceding the date of the Pre-clearance Survey ("PCS") for the concerned area. The Administration had also proposed the implementation of a one-off territory-wide voluntary registration exercise, which would ensure that the proposed relaxation of the eligibility criteria for rehousing or ex-gratia compensation arrangements to include surveyed/licensed non-domestic structures would be extended to a finite number of occupants who had registered in and fulfilled the requirements of the registration exercise. In order to register in the voluntary registration exercise, households residing in surveyed/licensed non-domestic structures had to meet the registration requirement of continuous occupation of the structures

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for a minimum of two years immediately preceding the announcement of the exercise made on 10 May 2018. Households moving into such non-domestic structures after 10 May 2016 did not meet the requisite registration requirement.

7. Mr Wilson OR enquired whether HA had estimated the number of PRH units that would be allocated to squatter occupants affected by the Government's development clearances, and whether non-means tested rehousing arrangements under the Proposal would affect the supply of PRH for applicants on the PRH waiting list. Mr LUK Chung-hung enquired whether the average space allocation per person of the PRH units allocated to the households eligible for non-means tested rehousing would be comparable to that of their existing squatter structures.

8. SDEV replied that the size of rental units of Dedicated Rehousing Estates actually allocated to an eligible household opting for non-means tested rehousing would depend on the size of the household. Before the Dedicated Rehousing Estates were ready for population intake, HA and HS would make use of its vacant units in its rental estates in different districts as far as practicable to provide transitional arrangements to eligible households opting for non-means tested rehousing. Under Secretary for Transport and Housing advised that in 2018, HA had reserved about 350 PRH units under Clearance Rehousing for eligible clearances affected by government actions on land clearance, and about 2 000 PRH units for eligible applicants under Compassionate Rehousing.

9. Mr Wilson OR was concerned whether there was sufficient flexibility to deal with households' applications for rehousing to PRH units offered under the Proposal, and enquired about the factors to be taken into account by the Administration when determining the rehousing eligibility of squatter occupants with special circumstances. SDEV replied that the Administration would, where appropriate, exercise discretion in respect of the eligibility for the proposed non-means tested rehousing taking into account the special circumstances of the applicants. It was, however, not practicable for the Administration to set out the consideration factors for exercising such discretion. Relevant government departments would assess each case on individual merits. Mr Wilson OR opined that the Administration should handle special cases based on the people-oriented principle. He requested the Administration to provide supplementary information on the ranks/lowest rank of officers of the relevant government bureau(x)/department(s)/organization(s) who would be empowered to exercise the discretion.

(Post-meeting note: The Chinese version of the Administration's

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supplementary information was issued to members vide LC Paper No. CB(1)1246/17-18(01) on 13 July 2018.)

10. In response to Mr Andrew WAN's enquiry whether there was flexibility in handling the application for rehousing to public housing from households comprising a member owning domestic properties, Permanent Secretary for Development (Planning and Lands) ("PS/DEV(P&L)") advised that when explaining the proposed rehousing arrangement to the public, the Administration had made it clear that the "no-domestic-property" requirement was one of the eligibility criteria. Waiving the requirement would be a deviation from the established policies. Nonetheless, HA, HS and LandsD had an established mechanism to process requests for splitting of households, and each household would be able to apply for their own ex-gratia compensation and rehousing arrangements according to their own circumstances.

11. Dr KWOK Ka-ki and Mr LEUNG Yiu-chung opined that villagers affected by the Government's development clearances considered that any compensation and rehousing proposals could not fully address the adverse impacts of the clearances on them, and enquired whether the Administration would consider the suggestion of providing a resite area for the affected villagers to reprovision their village houses so that they could continue their existing rural living style.

12. In reply, SDEV said that in view of the shortage of land resources, the special arrangement previously provided by the Administration for allowing eligible non-indigenous villagers of Chuk Yuen Village to construct cottage houses within a resite area was not a suitable rehousing arrangement for future development projects. In order for the projects to increase land and housing supply to be taken forward, it was more reasonable for the Administration to adopt high residential density approach and inevitably the aspirations of some affected households might not be met in full. To implement the non-means tested rehousing arrangement under the Proposal, the Administration would engage HS to build and operate Dedicated Rehousing Estates, which would serve eligible domestic clearances affected by the same or different development projects.

Ex-gratia compensation

13. Mrs Regina IP asked whether the maximum amount of ex-gratia allowance ("EGA") offered to clearances affected by development projects in different districts would be different. Mr LEUNG Yiu-chung opined that under the Proposal, the amount of ex-gratia compensation offered to eligible squatter occupants affected by KTN and FLN NDAs and Hung Shui Kiu

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("HSK") NDA projects was based on the year of continuous residence in surveyed/licensed structures, whereas the amount of ex-gratia compensation offered to those residing in other affected areas also took into account the size of the structures. He considered the proposed ex-gratia compensation package complicated, and enquired whether the Administration should put in place a simple arrangement. SDEV replied that the enhanced arrangements under the Proposal had been worked out after lengthy discussions with stakeholders of different development projects. The Administration considered that the ex-gratia compensation arrangement was simple, as under the Proposal, the factors determining the amount of ex-gratia compensation offered to an eligible household in a particular location would be the household's length of continuous occupation in and the size of the squatter structure concerned.

14. Mr LUK Chung-hung enquired whether apart from the eligible occupant of the structure concerned, the relevant licensee who leased the structure to the household would also be eligible for the ex-gratia compensation arrangement under the Proposal. PS/DEV(P&L) replied in the negative, if the relevant licensee was not an eligible occupant of the structure registered in PCS. She advised that under the prevailing Squatter Control Policy, squatter structures remained unauthorized in nature and were only tolerated on a temporary basis until they had to be cleared for development, environmental improvement or safety reasons, or until they were phased out through natural wastage. The tolerance did not create any legal rights or interests or obligations, and did not confer on any person the right of occupation of land. The ex-gratia compensation and rehousing arrangements set out in the Proposal would be offered to eligible occupants in structures affected by the Government's development clearance exercises.

Households affected by the Proposal

15. Mrs Regina IP asked whether the rehousing and compensation arrangements under the Proposal were applicable to all eligible households affected by the Government's development clearance exercises over the territory, including those carried out in urban districts. She further enquired about the estimated number of households to be affected by the Government's development clearances. SDEV replied that the Proposal would be applicable to all eligible households affected by Government's development clearance exercises across the territory, and that according to the Government's preliminary rough estimate at this stage, about 8 000 squatter households were estimated to be affected by the Government's development clearance exercises in the short-to-medium term.

16. Mr Andrew WAN opined that the Administration should arrange

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briefings for households that would be affected by the Government's development clearances, including those in urban districts, to facilitate them to understand the eligibility criterion for the proposed rehousing and compensation arrangements. The Chairman said that members had suggested at the previous joint meeting that the Administration should step up publicity measures to raise awareness of the proposed arrangements among members of the public, including the squatter occupants that might be affected by development clearances in urban districts. SDEV replied that the Administration would follow up the suggestions of Mr WAN and the Chairman, and would relay to the Urban Renewal Authority deputations' concerns about the compensation arrangements for land resumption for urban renewal projects.

17. In response to Mr Andrew WAN, SDEV replied that the Administration planned to submit the EGA arrangements of the Proposal, including the proposed enhancements to the ex-gratia compensation arrangement offered to open-air/outdoor business undertakings, to the Finance Committee in mid-July 2018 for consideration.

Ex-gratia compensation arrangement for open-air/outdoor business undertakings

18. In view that the Administration would relax the current eligibility criteria for EGA for households residing in surveyed/licensed domestic structures by shortening the minimum continuous residence requirement from 10 years to two years immediately preceding the date of PCS, Mr Frankie YICK enquired why open-air/outdoor business undertakings had to meet the minimum operational period of seven years instead of two years immediately preceding the date of PCS, in order to be eligible for EGA under the Proposal.

19. SDEV replied that the Administration considered that the minimum operational period requirement of open-air/outdoor business undertakings should be longer than the minimum residence requirement for EGAs of households residing in surveyed/licensed domestic structures, or else it might be too easy for such business undertakings to start up their operations on agricultural land in the hope of getting EGAs. The proposed seven-year operation requirement was in line with the minimum residence requirement for non-means tested rehousing and was an appropriate threshold to prevent abuse and ensure prudent use of public money. In response to Mr YICK's enquiry whether the brownfield operators would meet the eligibility threshold if they had operated continuously for seven years immediately preceding the date of PCS within the boundary of the area to be cleared for development, but not at the same land lot, SDEV advised in the affirmative.

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Further enhancements of the ex-gratia compensation and rehousing arrangements

20. Mrs Regina IP enquired whether the Administration had any plan to further enhance the rehousing and compensation arrangements under the Proposal. Mr LUK Chung-hung enquired whether there was room for further increasing the proposed amounts of EGA or set a floor limit for the allowance. Mr LEUNG Yiu-chung cited as an example the villagers affected by Wang Chau Phase 1 development, and expressed concern that not all households affected by the Government's development clearances would be entitled to rehousing or ex-gratia compensation.

21. SDEV replied that it was not practicable for the Administration to ensure that all households affected by the Government's development clearances would be rehoused to public housing. As regards the proposed ex-gratia compensation arrangement, domestic households in different sizes of surveyed/licensed structures and with different years of continuous residence immediately preceding the date of PCS would in general receive higher EGA amounts than those payable under the current ex-gratia compensation regime. The Administration had also proposed that if there were individual cases where the amount of EGA for Permitted Occupiers of Licensed Domestic Structures and Surveyed Domestic Squatters Affected by Clearance ("EGAPO") which a household was entitled to receive under the Proposal was lower than the Special Ex-gratia Cash Allowance ("SEGCA") amount payable under the announced regime for KTN and FLN NDAs and HSK NDA, the concerned household would be allowed to opt between EGAP0 and SEGCA. The Administration believed that the Proposal had suitably balanced the expectations of those being affected and the prudent use of public money and public housing resources, and considered it unlikely that the Proposal could be further enhanced.

Development projects in new development areas and Yuen Long South

22. Dr CHENG Chung-tai said that some farmers practicing farming in KTN NDA might be residing at squatter structures in another area, and some households might have sublet their squatter structures to other households for decades. In view that the Administration might have conducted PCSs in some NDAs few years ago, he enquired whether the Administration would conduct afresh PCSs for squatter occupants and farmers in the affected areas of the Government's development clearances, such as KTN, Yuen Long South ("YLS"), etc. as this would facilitate the Administration to determine rehousing and ex-gratia compensation arrangements offered to clearées.

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23. SDEV replied that the resumption of private land in Phase 1 development of KTN and FLN NDAs would commence in 2019, and the Administration would compress the implementation timetable for the remaining phases of KTN and FLN NDAs. For residents affected by the remaining phases of KTN and FLN NDAs, the Administration would offer suitable rehousing or ex-gratia compensation arrangements as far as practicable to eligible clearers who wished to surrender and depart from their squatter structures before the actual land clearance of the remaining phases, subject to capacity (e.g. whether rehousing units were available ahead of the original due date) and prioritization of claims (e.g. those closer to the first phase should be given priority). As regards YLS, the Administration would commence a PCS after the preparation of the relevant Outline Zoning Plan ("OZP"). The Administration would consider and follow up Dr CHENG's suggestion of conducting the survey as early as possible.

24. Dr CHENG Chung-tai said that villagers in YLS were not clear whether they would be affected by the YLS development project, and enquired whether the Administration would deploy manpower to explain to them the project and its impacts on them. SDEV replied in the affirmative, and advised that the Administration would step up publicity measures to draw the attention of the local community concerned that the Administration was amending the relevant OZP for the Town Planning Board ("TPB")'s approval, and local stakeholders might give views to TPB on the draft OZP after it was submitted to the Board.

25. Dr Fernando CHEUNG was concerned that allowing in-situ land exchange or public-private partnership might give rise to opportunities for developers to hoard land. Villagers in the affected areas of the Government's development projects such as those in Ma Shi Po might be residing in the vicinity of the land hoarded by developers and were facing worsening living environment caused by the works undertaken by the developers. He enquired whether and how the Administration would assist these villagers in addressing the difficulties, and whether the Administration would consider resuming the private land concerned.

26. SDEV replied he would request relevant government departments to look into the difficulties faced by villagers in Ma Shi Po as mentioned by Dr CHEUNG, and provide appropriate assistance to them as far as practicable. The Administration had previously explained in its reply to a question at a Council meeting the factors taken into account by the Administration when considering whether to invoke the Lands Resumption Ordinance (Cap. 124) ("LRO") to resume private land, and the Administration would provide supplementary information in this regard. For the purpose of implementing the development projects at KTN and FLN NDAs, the Administration had to

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resume about 68 hectares of land and had allowed in-situ land exchange applications for about 2.3 hectares only. He explained that to facilitate the development of an area, apart from invoking LRO to resume private land, the Administration should also capitalize on the forces of the market where appropriate. Land exchange was a development mode that allowed the private market to play to its strengths.

(Post-meeting note: The Chinese version of the Administration's supplementary information was issued to members vide LC Paper No. CB(1)1246/17-18(01) on 13 July 2018.)

Brownfield operations

27. Mr Frankie YICK and Mrs Regina IP enquired about the progress of the studies on brownfield matters. Mr YICK opined that the existing brownfield operations had economic value and were providing supporting services to other industries. Apart from providing land for meeting the housing demand in Hong Kong, the Administration should also ensure that there were sufficient land resources for brownfield operators to continue their businesses, which would provide employment opportunities for Hong Kong people. He asked about the outcome of the Administration's feasibility studies on multi-storey buildings for accommodating brownfield operations affected by government's development clearance exercises. Mrs IP opined that the Administration should have commenced the studies on brownfields earlier, and should complete the studies in a timely manner.

28. SDEV replied that the Study on Existing Profile and Operations of Brownfield Sites in the New Territories was expected to be completed around the end of 2018, and the Administration would brief the relevant Panel on the outcome of the study in due course. The Administration had also commissioned feasibility studies to assess the types of brownfield operations that could technically be accommodated in multi-storey buildings and the relevant financial viability. The Administration understood the economic value of the business operations taking place at brownfield sites, and considered it necessary to enhance the land use efficiency of such operations. The Administration would not be able to provide one-to-one re-provisioning arrangement for brownfield operations due to the scarcity of land resources. Under the proposal to develop HSK NDA, the Administration would resume about 190 hectares of brownfields, and would provide 60 hectares of land for brownfield or logistics operations. This implied that some existing brownfield operations, especially those unable to enhance their economic and operational efficiency, might have to discontinue operations in future after receiving the relevant compensation.

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29. In view that the Administration was conducting a consultancy study on brownfield matters which was expected to be completed by 2018 and the Lands Department would conduct a one-off voluntary registration exercise on a territory-wide scale to freeze the occupation of surveyed/licensed non-domestic structures for domestic purposes, Dr KWOK Ka-ki enquired whether the Administration would conduct a similar registration exercise/a territory-wide freezing survey on brownfields, so as to prevent land owners from turning their land into brownfield sites in the hope of receiving higher compensation in future. The Chairman requested the Administration to provide supplementary information to address Dr KWOK's enquiry.

(Post-meeting note: The Chinese version of the Administration's supplementary information was issued to members vide LC Paper No. CB(1)1246/17-18(01) on 13 July 2018.)

Submission of Head 711 project no. B780CL to the Public Works Subcommittee

30. The Chairman enquired whether members supported the submission of the proposal "Head 711 project no. B780CL — Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long" to the Public Works Subcommittee ("PWSC") for consideration. As no members raised objection, the Chairman concluded that members supported the submission of the proposal to PWSC for consideration.

III. Any other business

31. There being no other business, the meeting ended at 12:06 pm.

Council Business Division 1
Legislative Council Secretariat
6 November 2018

Panel on Housing and Panel on Development

**Joint meeting on Friday, 29 June 2018, at 10:45 am
in Conference Room 1 of the Legislative Council Complex
Meeting to receive public views on "General ex-gratia compensation
and rehousing arrangements for Government's development clearance
exercises and Head 711 project no. B780CL — Site formation and
infrastructure works for public housing development at
Wang Chau, Yuen Long"**

Summary of views and concerns expressed by individual

No.	Name of individual	Major views and concerns
1.	Mr CHIU Ming-shun	<ul style="list-style-type: none"> ● The Administration should make clear on when the eligible households affected by the Kwu Tung North ("KTN") new development area ("NDA") project would be rehoused to the dedicated rehousing estate at Pak Wo Road, Fanling, and should pay heed to the concerns of these households over their ability to afford the rent of the units in the rehousing estates. ● The Administration should consider giving farmers affected by the North East New Territories NDAs projects priority for farming in Long Valley to facilitate a seamless transition. ● The Administration should address the existing traffic congestion problem in KTN NDA.