

**LegCo Members meeting with
Tuen Mun District Council (TMDC) members on 3 May 2001**

Issues raised by TMDC members

Rehousing and compensation

- (a) TMDC members suggested that the Administration should consider introducing the concept of urban redevelopment in the planning of major developments in the New Territories.
- (b) A TMDC member cited Union Garden as an example to illustrate that the Administration's policy on land resumption in the New Territories was unfair. She said that the residential estate comprised a cluster of small houses completed in 1998. However, the Administration informed the owners in early 2001 that it might resume part of the land of the residential estate in 2003. The TMDC member expressed concern about the Administration's proposal given that the residential estate was only ready for occupation less than three to four years ago. She stressed that the Administration's proposal to resume part of the land would damage the overall outlook of the residential estate, which was unfair to the residents. Moreover, the majority of the affected owners were faced with the predicament of negative assets because they bought their flats at a high price in 1997 when the property market was booming.
- (c) Some TMDC members pointed out that local residents objected to the development plan for the Hung Shui Kui Strategic growth area because the compensation policy for land resumption in relation to the plan was unclear. The TMDC members were also concerned how the residents in Yik Yuen Tsuen affected by the Hung Shui Kiu plan would be rehoused and compensated. They proposed that the Administration should earmark resettlement areas to enable indigenous villagers to rebuild their homes and participate in the Agricultural Land Rehabilitation Scheme. The TMDC members said that it was unreasonable on the part of the Administration to freeze the applications for building houses from the residents of Chung Uk Tsuen, Sun Fung Wai and Nai Wai. He pointed out that these residents had filed their applications for building houses near Shun Tak Street in mid 1997. However, it was not until 2001 that the Lands Department informed the residents that their applications had been frozen because Shun Tak Street would be widened and land had to be reserved as buffer for road widening. The TMDC members hoped that the Administration would take into account how the residents would be affected while proceeding with the

proposed development.

(d) A TMDC member hoped that the Administration would consider readopting the more relaxed policies of the past when resuming land in the New Territories. The TMDC member pointed out that when the Administration resumed land in the 1970s, arrangement were made for indigenous villagers with permanent houses to resettle their villages or be allocated land to rebuild their homes. Residents living in temporary houses on Administration land or private land were allocated Public Rental Housing (PRH) units without being required to pass the asset tests. For those who earned their living mainly from farming, they were allocated land to rebuild their houses and they were also covered by the Agricultural Land Rehabilitation Scheme. The rehousing policies in the 1970s were more compassionate and hence more acceptable to the residents. The TMDC member hoped that the Administration would review the existing policies and consider readopting the previous rehousing policies in order to alleviate the grievances of affected residents.