

**Replies to supplementary questions raised by Finance Committee Members in examining the
Estimates of Expenditure 2003-04**

**[Controlling Officer : Secretary for Housing, Planning and Lands]
[Session No. : 18] [File name : S-HPLB(PL)-e1.doc]**

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
S-HPLB(PL)001	Oral	LAU Ping-cheung	91	Land Administration
S-HPLB(PL)002	Oral	HO Chun-yan, Albert	118	Territorial and Sub-regional Planning

**CONTROLLING OFFICER'S REPLY TO
SUPPLEMENTARY QUESTION**

Reply Serial No.

S-HPLB(PL)001

Question Serial No.

Oral

Head: 91 Lands Department

Subhead(No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question : Please provide information on the procedures for land valuation in respect of resumption of private land in the New Territories and the Urban areas.

Asked by: Hon. LAU Ping-cheung

Reply: In respect of the resumption of agricultural land in the New Territories, ex-gratia compensation rates are offered to the affected land owners. The ex-gratia basic rate for agricultural land with effect from the 1st April 2003 will be \$269 per sq. ft. The New Territories is divided into 4 zones. A percentage is applied to the basic rate depending on the compensation zone within which the resumed land lies. This varies from 120% of the basic rate for Zone A land which is New Town Development areas or areas affected by essential projects with territory-wide significance. Zone B attracts 75% of basic rate. Zone C 50% of basic rate. Zone D 30% of basic rate. If owners are dissatisfied with the ex-gratia compensation offer, they may opt for statutory compensation. If the owner and Government are unable to agree on the compensation, the matter may be submitted by either party to the Lands Tribunal for determination of compensation.

In the Urban areas, the Zone A ex-gratia compensation rate is offered for owners of agricultural land. If owners are not satisfied with this offer, they may apply for statutory compensation.

Regarding building land in the New Territories, the market value of the property is assessed by the Government, to which an ex-gratia compensation rate is added. The basic rate for building land with effect from 1st April 2003 will be \$530 per sq. ft. As with agricultural land, the zoning plan percentage will apply to this basic rate. In the Urban areas, statutory valuations are made for building land, but ex-gratia compensation rates are not added.

A home purchase allowance (HPA) may be offered to qualified owners of domestic property in both the New Territories and the Urban areas. The amount of HPA payable is the cost of a replacement flat (similar size and about seven years old in the same locality as the resumed property) less the amount of statutory compensation for the resumed property.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 31.3.2003

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Reply Serial No.

S-HPLB(PL)002

Question Serial No.

Oral

Examination of Estimates of Expenditure 2003-04

**CONTROLLING OFFICER'S REPLY TO
SUPPLEMENTARY QUESTION**

Head : 118 - Planning Department Subhead (No. & title) : -

Programme : (1) - Territorial and Sub-regional Planning

Controlling Officer : Director of Planning

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Please provide the list of issues being/to be examined under the Study on Rural Planning and Land Management in the New Territories?

Asked by : Hon. HO Chun-yan, Albert

Reply :

The Study is to examine the land use and land management problems in the rural areas of the New Territories and to identify practicable measures. The Study is divided into two stages. Stage one, which is being carried out in-house, is to set out the problems and causes leading to the general environmental degradation of the rural landscape. The key issues being examined include:

1. the constraints of the land-use zoning mechanism in managing and improving the rural environment;
2. the fragmented ownership of rural land which renders land assembly for development a difficult and lengthy process; and
3. the various uses of private land which may not be compatible with the surrounding environment.

Apart from examining in detail the above key issues, we will also identify practical measures for improving the rural environment. The public including all relevant stakeholders will be consulted in the study process.

In Stage two of the study, we would identify pilot projects for assessing the feasibility and effectiveness of the proposed improvement measures. This will involve examination of various technical issues including engineering, traffic management, landscaping, ecology, environmental assessment and market analysis. Specialist inputs from consultants are required to study these technical issues and provision of \$7 million has been allowed under the Study for the purpose.

Signature	_____
Name in block letters	<u> B C K FUNG </u>
Post Title	<u> Director of Planning </u>
Date	<u> 31 March 2003 </u>

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