

**Public Works Subcommittee  
Meeting on 2 June 2010**

**PWSC(2010-11)8  
417RO – Improvement Works at Tai O**

**List of issues requiring follow-up actions by the Administration  
before the relevant meeting of the Finance Committee**

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A set of the seven drawings tabled during the Meeting is appended as Drawings 1 to 7 at **Annex A** for Members' general information.

The Administration's response to the specific issues requiring follow-up actions are appended as follows:

**Issue 1: Addressing Hon Miriam LAU's concern about the cost of \$0.9 million for setting up a systematic and unified signage system under the proposed project, the Administration agreed to provide more information, including the number, location and design of the signage.**

**Response:** As pointed out during the Meeting, the locations of the proposed signage are indicated in Enclosure 1 of PWSC(2010-11)8. The illustration of the signage designs (comprising main information board, attraction information board and directional signage) was tabled during the Meeting and is now attached as Drawing 7 of Annex A.

A total of two main information boards, three attraction information boards and nine directional signage would be provided under this project. Plans showing the detailed location of these 14 information boards/directional signage and the typical design of the proposed directional signage are appended as Drawings 1 and 2 of **Annex B**.

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**Issue 2: At the request of Hon Miriam LAU, the Administration agreed to provide further details on the land clearance works and the provision of ex-gratia allowance.**

Response: The project will involve the clearance of crops and minor structures, such as domestic structures, wooden piers, racks, platform, etc., on Government land located to the north of Wing On Street, Tai O. A pre-clearance survey in relation to the occupancy of the land concerned was conducted on 8 January 2010. It was attended by representatives from Tai O Rural Committee, CEDD, HAD and LandsD.

The eligibility of the ex-gratia allowances, according to LandsD's publication "Ex-gratia Allowances Payable for Land Resumptions and Clearances - April 2006"<sup>1</sup>, applicable to this project are summarised as follows:

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<sup>1</sup> The publication is available on the internet [<http://www.landsd.gov.hk/en/images/doc/ex-gratia.pdf>].

<b>Type of Ex-gratia Allowance (EGA)</b>	<b>Eligibility</b>
Domestic removal allowance	Eligible clearerees of domestic structures surveyed for dwelling purpose in the 1982 Housing Department's Squatter Structure Survey (the 1982 Survey), who are genuinely affected by Government clearance operations, are eligible for this EGA to help them meet the initial cost of moving.
EGA for shops, workshops, godowns, slipways, schools and churches, and ornamental fish breeding undertakings	Businesses, schools and churches conducting their activities at the time of the pre-clearance survey in a structure registered for that purpose in the 1982 Survey may be eligible for this EGA. The amount of the EGA varies according to the type of the activity and the area of the structure involved. For the purpose of calculation, the area of structure is based on the area recorded in the 1982 Survey or that recorded in the pre-clearance survey, whichever is the smaller. However, structures covered by Short Term Tenancy or Short Term Waiver but not covered by the 1982 Survey are ineligible for this EGA.
EGA for crops	This ex-gratia compensation may be payable to the affected cultivators for the loss of crops. The EGA payable is assessed on the basis of the market values of the crops under cultivation.
EGA for Tun Fu	This EGA may be payable to pre-1898 indigenous villages in the New Territories affected by public works projects to facilitate the villagers' performance of "Tun Fu" ceremonies. The EGA payable is based on the approved itemized costs of the ceremonies to be performed.

Whether payment will be made (and the amount payable) is subject to LandsD's determination of the eligibility of the affected parties. Based on the available information, LandsD estimated the total land clearance cost to be about \$187,000.

**Issue 3: At the request of Hon Cyd HO, the Administration agreed to provide information on the financial assistance schemes available to the residents concerned for connecting their premises with the proposed sewerage system under the project.**

Response: Two financial assistance schemes are available to the residents concerned for connecting their premises with the proposed sewerage system under the project –

- (i) ***Building Maintenance Grant Scheme for Elderly Owners*** – The grant is tailored to provide financial assistance to elderly owner-occupiers to repair/maintain their premises and enhance safety. A maximum grant of \$40,000 shall be made available to each eligible elderly owner-occupier within a period of 5 years. The scope of the grant covers relevant works associated with the improvement of building and sanitary services (including village sewer connection works) and other building safety related repairs; and
- (ii) ***Home Renovation Loan Scheme*** – the scope of the loan covers the replacement and maintenance works of sewerage installations (including village sewer connection), and other maintenance works related to home safety and hygiene of the property. The ceiling of the loan is capped at \$50,000 for each loan application. Subsidies amounting to 50% of the loan and capped at a ceiling of \$10,000 would be granted to any loan applicant aged 60 or above and who is recipient of Comprehensive Social Security Assistance or medical fee waiver.

Further details of the two schemes are set out in the information booklet jointly published by the Drainage Services Department and Environmental Protection Department appended as **Annex C**.

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**Issue 4: In response to the suggestions from Hon WONG Kwok-hing and Hon TAM yiu-chung, the Administration undertook to consider:**

- (a) providing benches with backrest at the open space in front of the Kwan Tai Temple and the materials of the benches should be water-resistant or covers be provided to shelter the benches from the rain;**
- (b) planting trees at the open space of the Kwan Tai Temple where appropriate, and using non-slippery tiles for paving the ground thereat; and**
- (c) planting willows along the proposed riverwall under the project.**

Response: As agreed by the Administration during the Meeting, the above suggestions would be considered during further consultation with the stakeholders concerned, including Tai O Rural Committee, local residents, etc.

**Issue 5: In response to Hon IP Kwok-him, the Administration was requested to provide information on the breakdown of the estimated project cost of \$620 million on the overall improvement works under the Tai O Revitalization Concept Plan.**

Response: The cost of \$620 million, as mentioned by the Members, refers to the estimated cost of all the works items under 417RO. The scope of works under 417RO is appended as **Annex D**, from which three of the works items are now proposed for upgrading to Category A in PWSC(2010-11)8 at an estimated cost of \$151 million (MOD prices). The remainder of 417RO will be retained in Category B.

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**Development Bureau**  
**June 2010**



# 一涌現時情況

## Existing Condition of Yat Chung

附件A - 圖 1  
Annex A – Drawing 1



土木工程拓展署

Civil Engineering and Development Department



# 一涌現時情況

## Existing Condition of Yat Chung

附件A - 圖 2  
Annex A – Drawing 2





# 河堤電腦集成照片 Photomontage of Riverwall

附件A - 圖 3  
Annex A – Drawing 3



土木工程拓展署

Civil Engineering and Development Department



# 河堤後方的土地美化透視圖

## Landscape Perspective of the Area Behind the Riverwall

附件A - 圖 4

Annex A – Drawing 4





# 關帝古廟前園現時情況

## Existing Condition of Kwan Tai Temple Garden

附件A - 圖 5

Annex A – Drawing 5





# 關帝古廟前園改善概念設計想像圖

## Design Conceptual Plan on the Improvement Works at the Kwan Tai Temple Garden

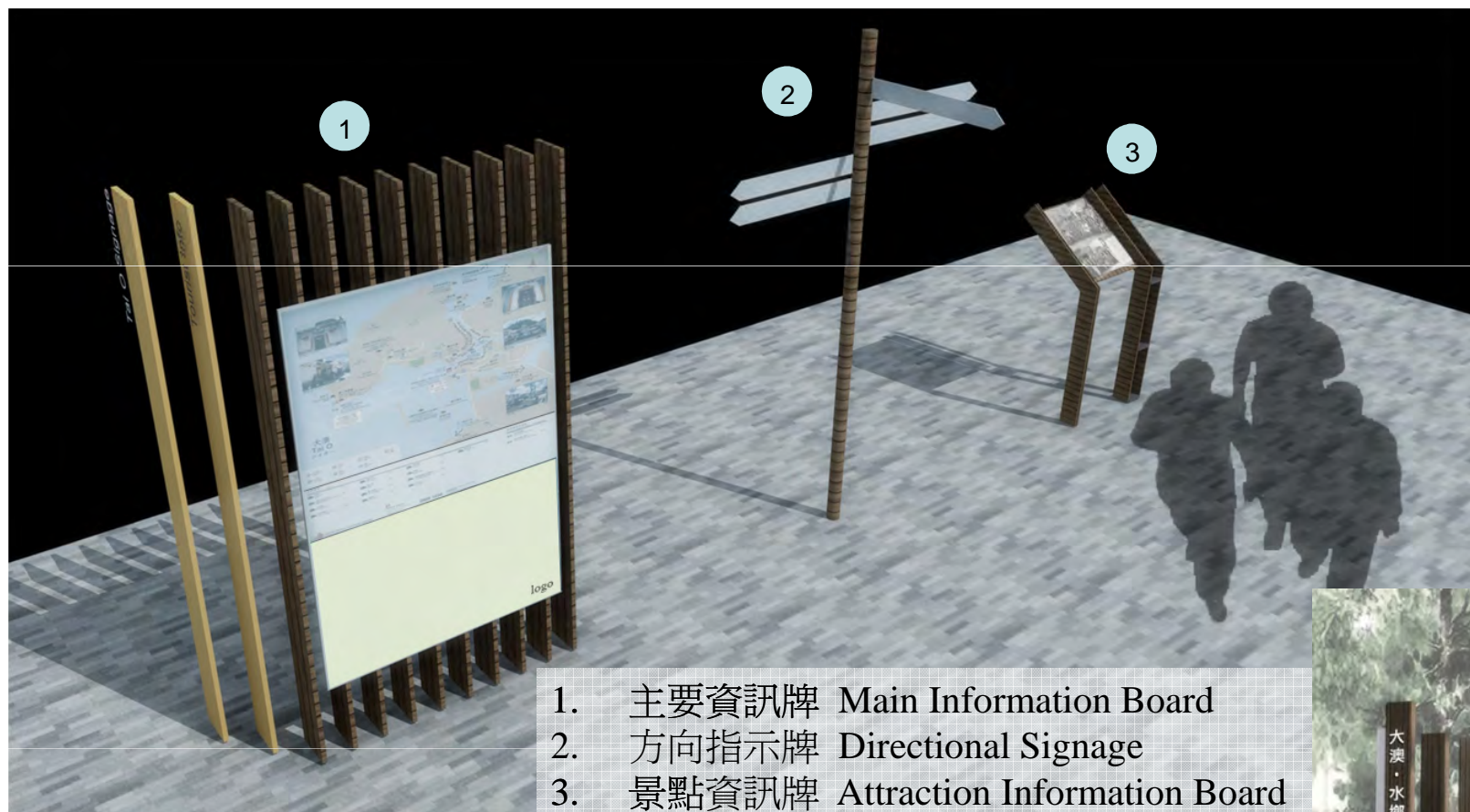
附件A - 圖 6  
Annex A – Drawing 6





# 建議主要資訊牌、方向指示牌及景點資訊牌 Proposed Main Information Board, Directional Signage and Attraction Information Board

附件A - 圖 7  
Annex A – Drawing 7

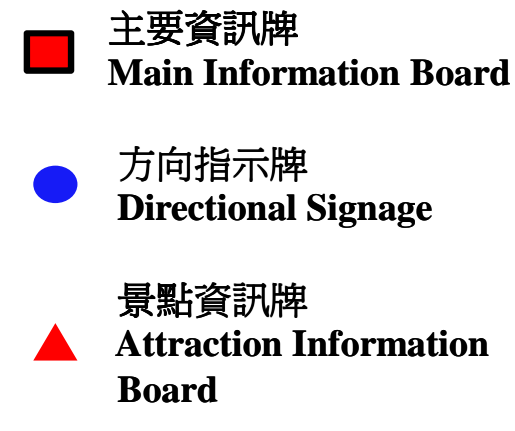
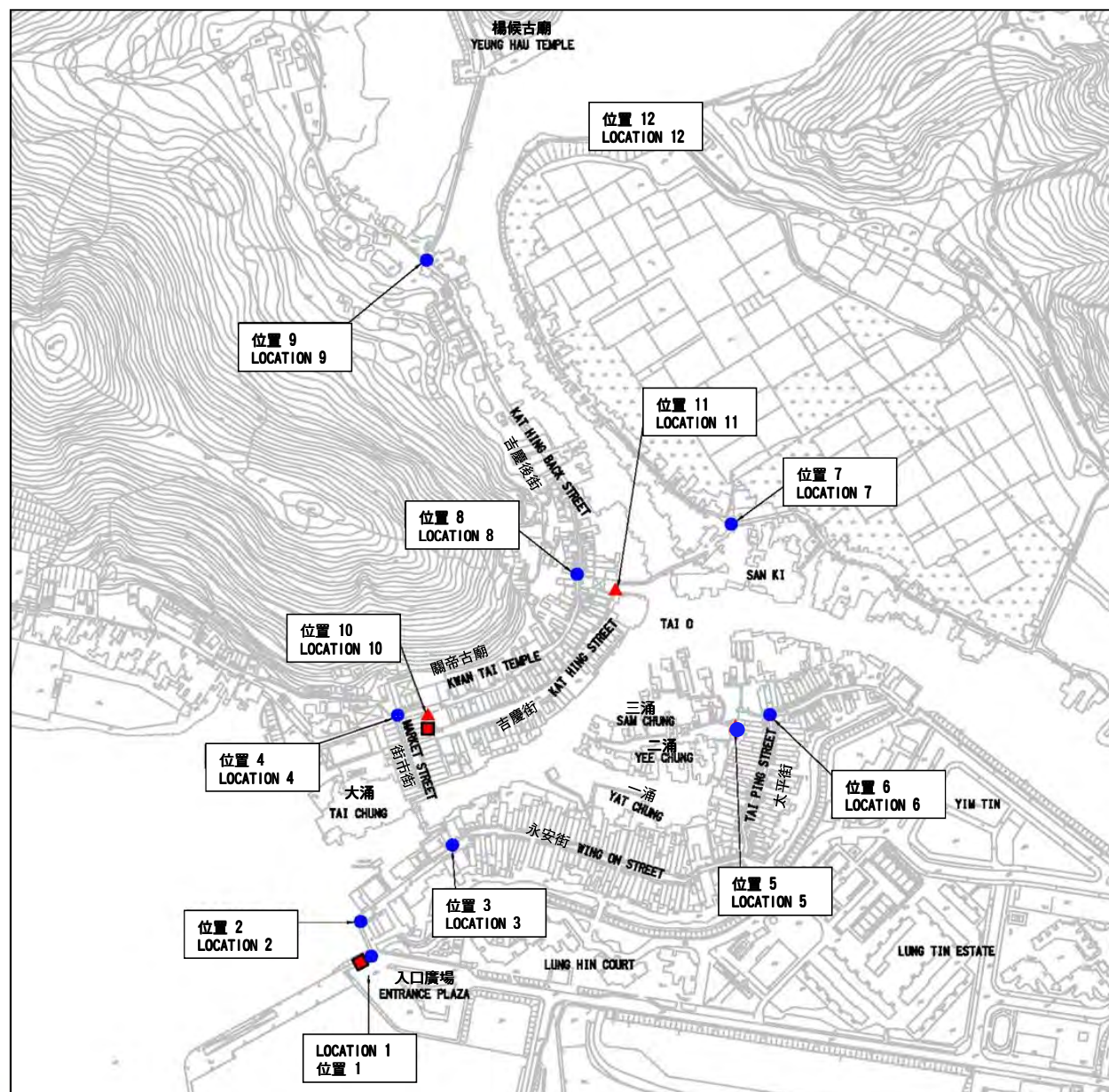


## 建議主要資訊牌、方向指示牌及景點資訊牌位置圖

### Location Plan of Proposed Main Information Boards, Directional Signage and Attraction Information Boards

附件B - 圖 1

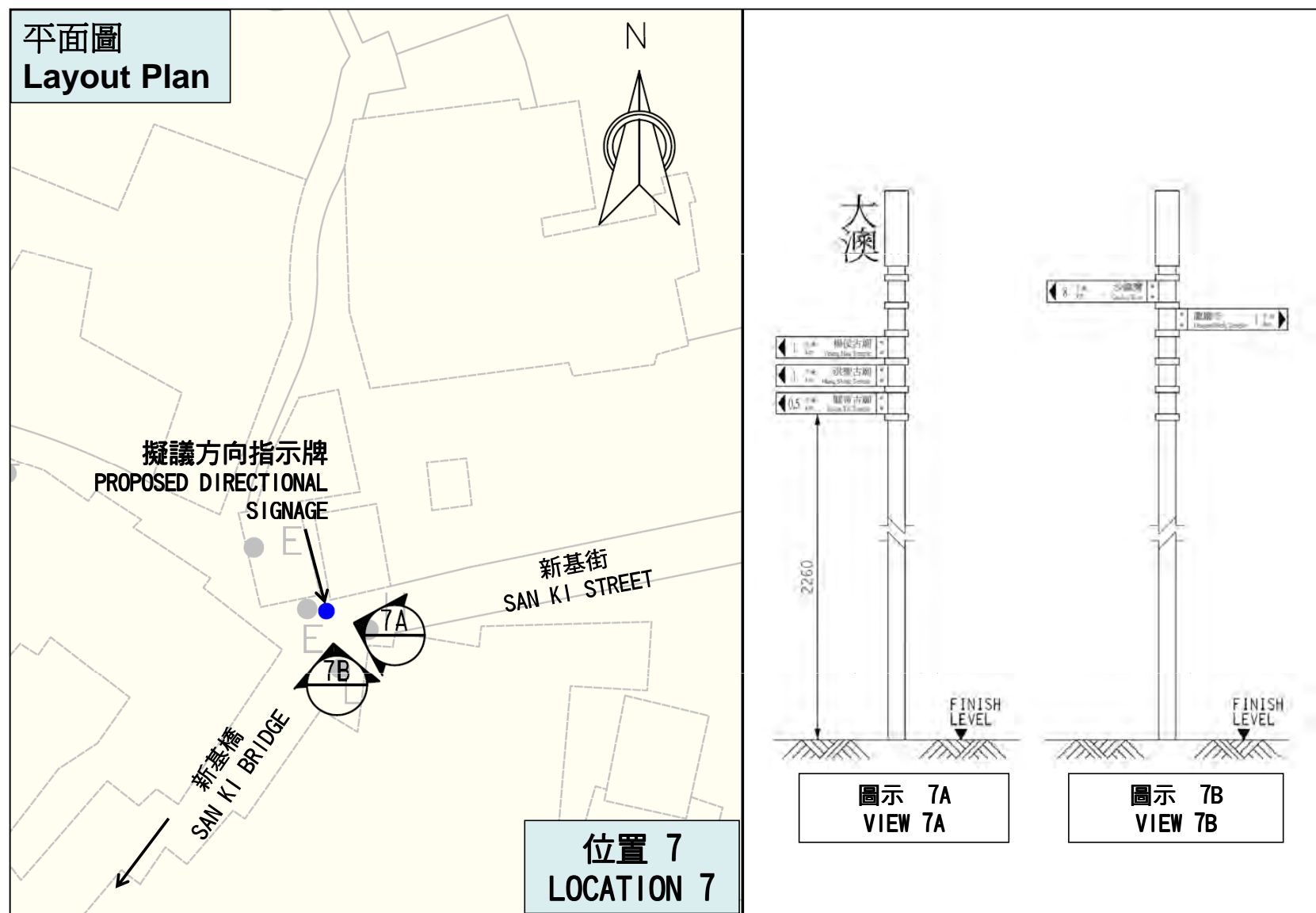
Annex B – Drawing 1





## 方向指示牌典型設計圖 Typical Design of Directional Signage

**附件B - 圖 2**  
**Annex B – Drawing 2**





# **Annex C**



Renovation  
Loan  
Schemes  
available

Elderly  
Owner Grant  
Ceiling  
**\$40,000**

# Build the Village Sewers Healthy Life for Sure

**Village Sewerage Connection / Maintenance Sponsorship**

**Build** the Village Sewers  
**Healthy Life** for Sure







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## Introduction

The Hong Kong Government strives to provide its citizens with an ever improving environment on public health. In order to minimize the impact of improper wastewater discharge to the environment, the Government has already formulated plans to extend the public sewerage network progressively to cover the whole of Hong Kong, including rural areas in the New Territories. Ever since the early nineties, such plans have been implemented successfully at locations like Shatin, Tai Po and Sai Kung, resulting in significantly improved water quality in nearby water courses and in the marine environment.

Up to the present moment, rural areas which are not covered by public sewerage network yet are normally served by primitive septic tanks as an interim solution. The effectiveness of septic tank hinges on many factors including: density of village houses, local soil percolation rate, ground water level and the frequency of de-sludging etc. Water quality monitoring results of stream flowing through villages and associated marine environment reveal that many of those places with prolific use of septic tank are now facing fairly serious ecological pollution problems. Their residents may also need to bear with environmental nuisances of bacteria, pests and unpleasant odor. Therefore, the implementation of a public sewerage network has become a pressing issue.

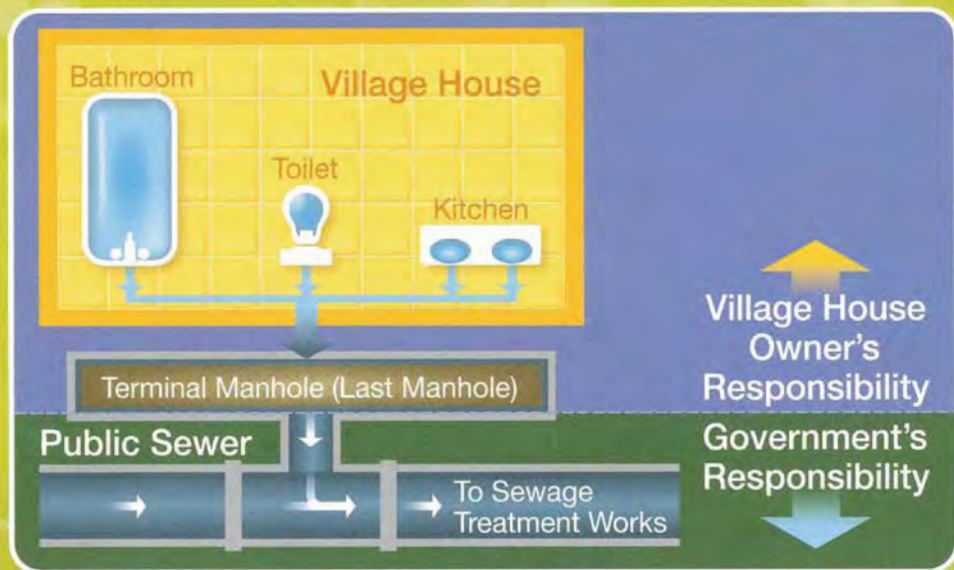
Upon completion of the public sewerage system at any particular location, the Environmental Protection Department (EPD) may, by virtue of the Water Pollution Control (Sewerage) Regulation, require village house owners to undertake the necessary connection works. Under the current sewerage policy, sewer connection is regarded as a joint responsibility between the Government and the private owners whereby the Government would shoulder the lion's share of the needed works. This includes the construction and operation of the sewage treatment works, the connecting trunk/branch sewers, as well as the associated sewer pumping stations. In addition, the Government undertakes to lay the public sewer up to the private lot boundaries. The village house owners would only be responsible for the construction/maintenance of the part of works for their own exclusive use (including the connecting sewers and terminal manholes). This responsibility-sharing arrangement is a standing practice which has been applied universally throughout the territories, inclusive of both rural and urban areas. Such sewerage connection works are applicable to premises under the jurisdiction of the Buildings Ordinance (Cap. 123). As for the New Territories Exempted Houses, they should implement the relevant sewerage connection works in accordance with the Buildings Ordinance (Application to the New Territories) (Cap. 121).

Upon receiving a notice for connection, anyone who fails to take timely and appropriate action would violate the regulation and become liable to be prosecuted accordingly.



Notwithstanding the expenses incurred for sewer connection works for their own premises, village house owners will be well benefited by being able to enjoy a much better and hygienic living environment.

In order to facilitate the financially constrained persons, including the elderly, for better compliance of the sewer connection policy, EPD has actively liaised with various relevant departments for a beneficial arrangement. Provision has now been made that, for those who are eligible, they may apply with the Hong Kong Housing Society (HKHS) for financial assistance under the relevant home renovation schemes. Depending on their needs and eligibility, applicants can apply for either a grant or a loan operated by the HKHS. For those qualified elderly village house owners, they can apply for a grant, namely, **"Building Maintenance Grant Scheme for Elderly Owners"** provided by the HKSAR Government and managed by the HKHS. Other village house owners can apply for a loan, namely, **"Home Renovation Loan Scheme"** provided by the HKHS directly. Please send all relevant application forms to the HKHS and, where necessary, call **2839 7166** or **2894 3222** for clarification. In parallel to the HKHS loan scheme, there is also a **"Building Safety Loan Scheme"** operated by the Buildings Department (BD) which may be considered for application as well. For details, please call the BD Hotline at **2626 1579**.





## **Plan A: Building Maintenance Grant Scheme for Elderly Owners**

### **Objective of the Grant:**

The Hong Kong SAR Government has earmarked \$1 billion and appointed the HKHS to operate the "Building Maintenance Grant Scheme for Elderly Owners" ("the Scheme"). The Scheme was tailored to provide financial assistance to elderly owner-occupiers to repair/maintain their premises and enhance safety. A maximum grant of \$40,000 shall be made available to each eligible elderly owner-occupier within a period of 5 years. The grant can also be used to repay relevant outstanding loan(s) with the BD, the Urban Renewal Authority (URA) or the HKHS in relation to building maintenance issues. (For details, please refer to the publicity materials of the HKHS.)

### **Scope of the Grant:**

Relevant works associated with the improvement of building and sanitary services (including village sewer connection works) and other building safety related repairs.

### **Details of the Grant:**

1. The ceiling is capped at HK\$40,000 for each grant application;
2. Each eligible applicant and his / her spouse (if married) will be eligible for a maximum grant of HK\$40,000 within a period of 5 years;
3. Each residential flat will be eligible for a maximum grant of HK\$40,000 within a period of 5 years;
4. The amount of grant will be calculated in proportion to the share of ownership of the flat owned by the applicant and his / her spouse (if married);
5. The grant should be firstly used to repay existing loan(s) already approved and released by the BD, the URA or the HKHS in relation to building maintenance if the applicant has such loan(s);
6. If the grant were used to repay the applicant's outstanding loan(s) with the BD, the URA or the HKHS in relation to building maintenance, the outstanding loan amount will be calculated as at the date of receipt of application for the grant (as evidenced by the postmark);
7. The grant will not be granted to any bankrupted persons (except those who can prove that their bankruptcy orders have been discharged).

**Elderly  
Owner Grant  
Ceiling  
\$40,000**

**Eligibility Criteria:**

1. The applicant should be a Hong Kong Identity Card holder, aged 60 or above;
2. The applicant is the owner of a residential flat in a domestic premises or a composite premises;
3. The applicant and his/her spouse (if married) are residing in the property;
4. Comply with the following income and asset limits (or receiving Comprehensive Social Security Assistance (CSSA) or Normal Old Age Allowance (NOAA)):



	<b>Monthly Income Limit (Note 1) (HK\$)</b>	<b>Asset Limit (Note 2) (HK\$)</b>
<b>Singleton</b>	<b>\$6,360</b>	<b>\$342,000</b>
<b>Couple</b>	<b>\$9,940</b>	<b>\$516,000</b>

(Note 1) Calculation of income limit: monthly contribution to Mandatory Provident Fund, Disability Allowance, Old Age Allowance and mortgage repayment of the self-occupied property are not counted as income.

(Note 2) Calculation of asset limit: the property in which the applicant resides and to which the grant relates is not counted.



## **Plan A: Building Maintenance Grant Scheme for Elderly Owners**

### **Application Procedures:**

1. Application forms can be obtained at locations below or downloaded from the following websites:

<b>Organization</b>	<b>Address</b>
<b>Hong Kong Housing Society</b>	Applications Section: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong website: <a href="http://www.hkhs.com">www.hkhs.com</a> Tel: 2839 7166
<b>All Property Management Advisory Centres</b> (see P.11 and P.12 of this booklet)	
<b>Home Affairs Department</b>	All Public Enquiry Service Centres of the District Offices website: <a href="http://www.buildingmgt.gov.hk">www.buildingmgt.gov.hk</a>
<b>Buildings Department</b>	Room 1908, 19/F, 113 Argyle Street, Mongkok, Kowloon website: <a href="http://www.bd.gov.hk">www.bd.gov.hk</a>
<b>Urban Renewal Authority</b>	10/F, Low Block, Grand Millennium Plaza, 181 Queen's Road, Central, Hong Kong website: <a href="http://www.ura.org.hk">www.ura.org.hk</a>





**Elderly  
Owner Grant  
Ceiling  
\$40,000**

2. Applications must be made before the connection works start. Completed application forms can be submitted by hand to the Applications Section or any Property Management Advisory Centre of the HKHS. Application forms can also be sent by mail (specifying "Building Maintenance Grant Scheme for Elderly Owners" on the envelope) to the Applications Section of the HKHS or GPO Box No. 13622 or by facsimile no. 2504 0867.



**Enquiry Hotline: 2839 7166 / 2894 3222**

## **Plan B: Home Renovation Loan Scheme**

### **Scope of the Loan:**

Replacement and maintenance works of sewerage installations (including village sewer connection), and other maintenance works related to home safety and hygiene of the property. (For details, please refer to the publicity materials of the HKHS.)

### **Details of the Loan:**

1. The ceiling is capped at HK\$50,000 for each loan application. The loan is interest free and is repayable by 36 monthly installments. The first installment will be due 30 days after the drawdown of the full loan;
2. The borrower is required to execute a legal charge on the property in favor of the HKHS for a loan exceeding \$25,000;
3. Subsidies amount to 50% of the loan and capped at a ceiling of \$10,000 would be granted to the loan applicant aged 60 or above and who is the recipient of Comprehensive Social Security Assistance or medical fee waiver.





**Eligibility Criteria:**

1. The loan applicant must be the registered sole /joint owner of the property (i.e. the property is not owned by a company);
2. The loan applicant must include the owner or all co-owners of the property;
3. The loan applicant has no other property in Hong Kong;
4. The property must be a private residential property;
5. The property must be of 20 years old or above (according to the Occupation Permit); and
6. The ratable value of the property must not exceed \$76,000 p.a. for the New Territory areas or \$100,000 p.a. for the urban areas.

**Application Procedures:**

1. Application forms can be obtained at the Applications Section of the HKHS, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong. (Tel No.: 2839 7166) or downloaded from the website of the HKHS ([www.hkhs.com](http://www.hkhs.com))
2. Applications must be made before the connection works start. Completed application forms can be submitted by hand to the Applications Section or any Property Management Advisory Centre of the HKHS. Application forms can also be sent by mail or by fax (No.2504 0867) to the Applications Section of the HKHS.

## Property Management Advisory Centres of the Hong Kong Housing Society:

	Address	Telephone
Central District	Room 5A, G/F., The Centre, 99 Queen's Road C., Central, Hong Kong.	2839 7533
Western District	Shop C, G/F., Elegance Court, 8 Upper Station Street, Sheung Wan, Hong Kong.	2839 7183
Eastern District	Shop C, G/F., Scenic Horizon, 250 Shau Kei Wan Road, Sai Wan Ho, Hong Kong.	2839 7480
Sham-shuipo	G/F., Ngun Hoi Mansion, 163D Hai Tan Street, Shamshuipo, Kowloon.	2839 7186
To Kwa Wan	Shop B, G/F., Tin Fu Building, 156-162 Ma Tau Wai Road, Hunghom, Kowloon.	2839 7456
Yau-tsim-mong	5/F., Henry G. Leong Yaumatei Community Centre, 60 Public Square Street, Yau Ma Tei, Kowloon.	2839 7185
Tai Kok Tsui	Shop 1, Shopping Arcade, June Garden, 28 Tung Chau Street, Tai Kok Tsui, Kowloon.	2839 7171
Tsuen Wan	Shop 169, G/F., Fook Chi Lau, Moon Lok Dai Ha, 141-169 Sha Tsui Road, Tsuen Wan, New Territories.	2839 7184
Tai Po	G/F., 11-13 Wai Yi Street, Tai Po, New Territories.	2839 7400
Yuen Long	Shop 6, G/F., Kam Long Building, 41-59 Tai Tong Road, Yuen Long, New Territories.	2839 7128



## **Opening Hours of Property Management Advisory Centres:**

Monday to Wednesday	9 a.m. to 6.30 p.m.
Thursday to Friday	9 a.m. to 8.30 p.m.
Saturday	9 a.m. to 4 p.m.
Sunday and Public Holidays	Closed



**Enquiry Hotline: 2839 7166 / 2894 3222**

# Build the Village Sewers Healthy Life for Sure

For enquiries concerning village house sewer connection, please call the Regional Offices of the Environmental Protection Department. Details are as follows:

Regional Offices	Regional Office (East)	Regional Office (South)	Regional Office (West)	Regional Office (North)
Address	5/F, Nan Fung Commercial Centre, 19 Lam Lok Street, Kowloon Bay, Kln.	2/F, Chinachem Exchange Square, 1 Hoi Wan Street, Quarry Bay, HK.	8/F, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, NT.	10/F, Sha Tin Government Offices, No.1 Sheung Wo Che Road, Sha Tin, NT.
Tel.	2755 5518	2516 1718	2417 6116	2158 5757
Fax	2756 8588	2960 1760	2411 3073	2685 1133
Email Address	hotline_e@epd.gov.hk	hotline_s@epd.gov.hk	hotline_w@epd.gov.hk	hotline_n@epd.gov.hk
Areas Covered	Kwun Tong, Wong Tai Sin, Sai Kung, Yau Tsim Mong & Kowloon City	Hong Kong Island & Islands	Tuen Mun, Tsuen Wan, Kwai Tsing & Sham Shui Po	Yuen Long, Shatin, Tai Po & North



In case if any works were to be implemented on Government land, the village house owner in question should apply in advance for either an excavation permit or an excavation permit exemption as appropriate. For application matters, please contact the corresponding Districts Lands Offices in the New Territories.

District Lands Offices	Address	Telephone
District Lands Office/Islands	19th floor, Harbour Building, 38 Pier Road, Central, Hong Kong	2852 4265
District Lands Office/ North	6th floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories	2675 1809
District Lands Office/ Sai Kung	3rd and 4th floors, Sai Kung Government Offices, 34 Chan Man Street, Sai Kung, New Territories	2791 7019
District Lands Office/ Sha Tin	11th floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories	2158 4700
District Lands Office/ Tai Po	1st floor, Tai Po Government Offices, Ting Kok Road, Tai Po, New Territories	2654 1263
District Lands Office/ Tsuen Wan and Kwai Tsing	10th and 11th floors, Tsuen Wan Station Multi-storey Carpark Building, 174-208 Castle Peak Road, Tsuen Wan, New Territories	2402 1164
District Lands Office/ Tuen Mun	6th and 7th floors, Tuen Mun Government Offices, 1 Tuen Hi Road, Tuen Mun, New Territories	2451 1176
District Lands Office/ Yuen Long	9th-11th floors, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	2443 3573





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**PWP Item 417RO – Improvement Works at Tai O**

The works under 417RO are categorized into three main types. We will proceed first to implement the proposals aiming to improve local infrastructure which will most readily address local needs and which are supported by the Tai O Rural Committee and the locals after thorough consultation. These proposals are classified as Type (I) and Type (II) works, as follows:

***Type (I) - Works items under 417RO currently proposed to be upgraded to Category A:***

1. Riverwall at Yat Chung and the associated drainage and sewerage improvement works
2. Upgrading of temple garden in front of Kwan Tai Temple
3. Information and directional signage  
*(Note: Information and directional signage within the inner-core area of Tai O is proposed to be upgraded to Category A this time with the remaining information and directional signage to be retained in Category B and to be implemented in the next phases of works under 417RO.)*

***Type (II) - Proposed works to be retained in Category B and to be implemented in the next phases of works under 417RO:***

4. Entrance plaza (including public transport terminus)
5. Footbridges for improved circulation
  - Yim Tin
  - Po Chue Tam
  - Entrance Plaza to Tai O School (subject to further consultation with the locals)
6. Car and coach parking areas
7. Promenades and gardens for improved circulation and views
8. New jetties/ improvement to existing jetties
9. Improvement to existing helipad
10. Improvement of existing roads, streetscape within the inner-core area of Tai O

11. Pavilions on restored seawall
12. Inner loop heritage trail
13. Outer loop nature trail
14. Upgrading of temple garden in front of Yeung Hau Temple
15. Event space for community and cultural events
16. New trekking route/ improvement to existing trekking route
17. Other supporting infrastructures including police post, refuse collection points, upgrading/extension of water reticulation system (including upgrading of existing fire-fighting facilities), etc.

There are other proposals (Type III) which seek to bring about new or improved elements for sustaining the economy, culture and eco-tourism in Tai O, thereby enhancing the livelihood of residents in the longer term. However, the implementation of these proposals would depend on finding a suitable and capable management agent, which should be able to operate these facilities on a sustainable basis. These proposals include the Tai O Experience Centre and Re-built Stilted House Experience Centre which will serve as folklore museums for visitors to appreciate and enjoy the history, culture and unique characteristics of Tai O, and the Salt Pan Demonstration Area which will help bring back the traditional salt making industry for education purpose and serve as a tourist attraction. There are also the re-introduction of the hand-pulled ferry which should be well-received by tourists; the wetland/mangrove parks and bird/wildlife watching hides which help conserve the natural habitat and environment and promote the public's experience of the wetland; and the use of Tin Lee House from public housing to a youth hostel and the wilderness campsite to provide a diversity of overnight accommodation for visitors to enjoy the fishing village of Tai O in leisure.