

發展局  
規劃地政科



Planning and Lands Branch  
Development Bureau

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By email  
5 December 2016

Mr Derek LO  
Clerk to Legislative Council Panel on Housing  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

Dear Mr LO,

**Panel on Housing and Panel on Development  
Joint Meeting on 6 December 2016**

**Public Housing Development Plan at Wang Chau, Yuen Long**

Please find attached Lands Department's information in response to Hon YIU Chung-yim's letters of 28.11.2016 and 29.11.2016 on lands matters relating to the Wang Chau development.

Yours sincerely,



(Ivan M K CHUNG)

for Secretary for Development

cc STH  
D of Lands  
DCED

(Attn: Mr Jerry CHEUNG)  
(Attn: Mr Tony MOYUNG)  
(Attn: Mr Ricky LAU)

**LEGISLATIVE COUNCIL  
PANEL ON HOUSING AND PANEL ON DEVELOPMENT**

**Government Land Information within  
Sites for Phases 2 and 3 of the Public Housing Development in Wang Chau  
and Yuen Long Industrial Estate Extension Area**

Dr Hon YIU Chung-yim raised some questions about land information in his letters dated 28 and 29 November 2016. Based on the information provided by the Lands Department, a consolidated reply is set out below.

According to the Feasibility Study for Public Housing Site and Yuen Long Industrial Estate Extension at Wang Chau undertaken by the consultant jointly engaged by the Housing Department and the Innovation and Technology Commission in 2012, the area marked in it for Sites for the Second and Third Phase of the Public Housing Development in Wang Chau, Yuen Long and Yuen Long Industrial Estate Extension (YLIEE) is about 29.6 hectares (ha) (see the attached plan) in which the area of Government land involved is about 12.4 hectares. Such Government land includes about 3.4 ha leased by Short Term Tenancy for brownfield operations and about 2.6 ha of Government land already enclosed while the rest are vegetation areas, slopes and vehicular access to private lots in the vicinity, as set out below:

	Types of Government land	Approx. total area	Phase 2	Phase 3	YLIEE
(i)	Government land of slopes, vegetation areas and vehicular access to or from private lots in the vicinity	6.4 ha	0.77 ha	1.53 ha	4.1 ha
(ii)	Government land already enclosed	2.6 ha	0.04 ha	0.66 ha	1.9 ha
(iii)	Government land leased out by Short Term Tenancy before 2016	1.7 ha	0.598 ha	0.002 ha	1.1 ha
(iv)	Government land leased out by Short Term Tenancy in 2016 (including cases of regularization after enforcement against occupation of land without prior approval in the current year)	1.7 ha	0	0.37 ha	1.33 ha

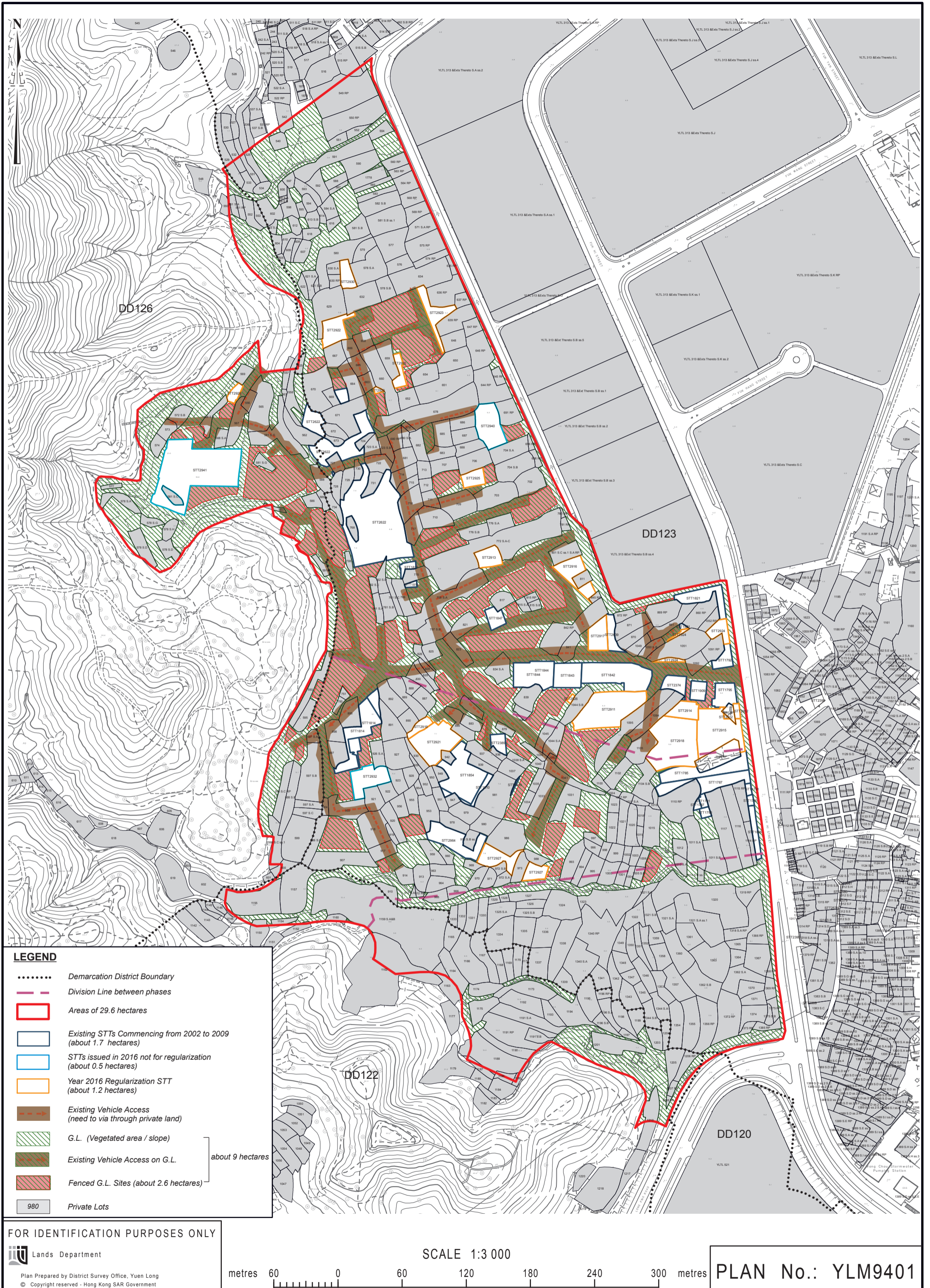
There are a total 44 Short Term Tenancies in such land areas (namely the (iii) and (iv) in the table above), among which there are 26 tenancies contain provisions which allow the Government to disclose information of the tenancies unilaterally (the rest of the other tenancies were made in earlier years when such provisions had not been introduced). Reference may be made to **Annex 1** for the land area and rent information of these 26 tenancies. Nevertheless, it is not suggested to simply compare the tenancies with each other as the tenancies were

made in different times and the uses were also different.

Under the prevailing policy, if the Government resume private land for implementation of various public works projects according to relevant ordinances, the affected registered land owners may file compensation claims (i.e. "statutory compensation") in accordance with relevant provisions of the ordinances. The Government will also consider providing ex-gratia compensation to the affected registered land owners in lieu of the statutory compensation.

Ex-gratia zonal compensation system covers four compensation zones (i.e. Zone A, Zone B, Zone C and Zone D). Their distributions and the ex-gratia rates will be categorized by the location of land and the nature of the development projects based on the existing system.

**Development Bureau  
Lands Department  
December 2016**



**LEGEND**

- ..... Demarcation District Boundary
- Division Line between phases
- ▭ (Red) Areas of 29.6 hectares
- ▭ (Blue) Existing STTs Commencing from 2002 to 2009 (about 1.7 hectares)
- ▭ (Light Blue) STTs issued in 2016 not for regularization (about 0.5 hectares)
- ▭ (Orange) Year 2016 Regularization STT (about 1.2 hectares)
- ▭ (Brown) Existing Vehicle Access (need to via through private land)
- ▭ (Green Hatched) G.L. (Vegetated area / slope) about 9 hectares
- ▭ (Red Hatched) Existing Vehicle Access on G.L.
- ▭ (Red Hatched) Fenced G.L. Sites (about 2.6 hectares)
- ▭ (Grey) 980 Private Lots

FOR IDENTIFICATION PURPOSES ONLY

Lands Department  
 Plan Prepared by District Survey Office, Yuen Long  
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SCALE 1:3 000

metres 60 0 60 120 180 240 300 metres

PLAN No.: YLM9401

## 26 份可讓政府單方面透露資料租約的用途、面積及租金資料

	STT No. 短期租約編號	User 用途	Area (m <sup>2</sup> ) 面積(平方米)	Quarterly Rent 每季租金
1	STT 2911	Car Repairing Workshop 汽車修理工場	1680	\$129,080
2	STT 2912	Warehouse with Ancillary Office(Excluding Dangerous Goods Godown) 貨倉(危險品倉庫除外)及附屬辦公室	94	\$7,010
3	STT 2913	Warehouse (Excluding Dangerous Goods Godown) and Vehicle Repairing Workshop 貨倉(危險品倉庫除外)及汽車修理工場	388	\$24,830
4	STT 2914	Warehouse (Excluding Dangerous Goods Godown) 貨倉(危險品倉庫除外)	394	\$42,860
5	STT 2915	Car Repairing Workshop 汽車修理工場	1400	\$113,590
6	STT 2916	Public Vehicle Carpark (Excluding Container Vehicle) and Vehicle Repair Workshop 公眾停車場(貨櫃車除外)及汽車修理工場	598	\$34,390
7	STT 2917	Public Vehicle Carpark (Excluding Container Vehicle) 公眾停車場(貨櫃車除外)	484	\$26,620
8	STT 2918	Warehouse (Excluding Dangerous Goods Godown) 貨倉(危險品倉庫除外)	1950	\$127,680
9	STT 2919	Vehicle Repair Workshop 汽車修理工場	199	\$14,960
10	STT 2920	Warehouse (Excluding Dangerous Goods Godown) 貨倉(危險品倉庫除外)	272	\$26,400
11	STT 2921	Vehicle Repair Workshop 汽車修理工場	1160	\$90,850

	STT No. 短期租約編號	User 用途	Area (m <sup>2</sup> ) 面積(平方米)	Quarterly Rent 每季租金
12	STT 2922	Warehouse (Excluding Dangerous Goods Godown) 貨倉(危險品倉庫除外)	545	\$52,750
13	STT 2923	Warehouse (Excluding Dangerous Goods Godown) 貨倉(危險品倉庫除外)	591	\$55,220
14	STT 2924	Warehouse (Excluding Dangerous Goods Godown) and Public Vehicle Park (Excluding Container Vehicle) 貨倉(危險品倉庫除外) 及公眾停車場(貨櫃車除外)	427	\$33,390
15	STT 2925	Vehicle Repair Workshop 汽車修理工場	299	\$20,190
16	STT 2926	Warehouse (Excluding Dangerous Goods Godown) 貨倉(危險品倉庫除外)	32	\$2,930
17	STT 2927	Vehicle Repair Workshop 汽車修理工場	841	\$61,170
18	STT 2928	Warehouse (Excluding Dangerous Goods Godown) and Vehicle Repair Workshop 貨倉(危險品倉庫除外)及汽車修理工場	152	\$14,160
19	STT 2930	Warehouse (Excluding Dangerous Goods Godown) 貨倉(危險品倉庫除外)	307	\$20,950
20	STT2932	Warehouse (excluding Dangerous Goods Godown) 貨倉(危險品倉庫除外)	723	\$50,940
21	STT2940	Warehouse (excluding Dangerous Goods Godown) and Public Vehicle Par (excluding Container Vechicle) 貨倉(危險品倉庫除外) 及公眾停車場(貨櫃車除外)	892	\$88,380

	STT No. 短期租約編號	User 用途	Area (m <sup>2</sup> ) 面積(平方米)	Quarterly Rent 每季租金
22	STT2941	Warehouse (excluding Dangerous Goods Godown), Vehicle Repair Workshop and Open Storage 貨倉(危險品倉庫除外)、汽車修理工場及露天貯物	3330	\$268,620
23	STT 1814	Warehouse (excluding Dangerous Goods Godown) 貨倉(危險品倉庫除外)	1210	\$96,440
24	STT 1842	Container Vehicle Park with Ancillary Storage and Vehicle Workshop and Warehouse (excluding Dangerous Goods Godown) and Public Vehicle Park (excluding Container Vehicle) 貨櫃停車場和附屬貯存及汽車修理工場及貨倉(危險品倉庫除外)及公眾停車場(貨櫃車除外)	1360	\$92,770
25	STT 1844	Container Vehicle Park with Ancillary Workshop Office/Storage and Public Vehicle Park (excluding Container Vehicle) 貨櫃車停泊場及附屬辦公室或貯存及公眾停車場(貨櫃車除外)	888	\$56,750
26	STT 2622	Container Storage with Ancillary Repair Workshops for Container Vehicles and Trailers / Warehouse (excluding Dangerous Goods Godown) 臨時貨櫃存放和附屬貨櫃車及拖架維修工場 / 貨倉(危險品倉庫除外)	5430	\$431,010