

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

運輸及房屋局

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21 May 2018

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

Dear Mr LO,

Panel on Housing

**Subcommittee to Follow Up the Issues Related to
the Wang Chau Development Project**

**List of Follow-up Actions Arising from the Discussion
at the Meeting on 25 April 2018**

Thank you for your email of 27 April 2018 with the Legislative Council Paper CB(1) 17-18(01) requesting the Government to provide information. After consolidating the information provided by the relevant Bureau/Department, we would like to reply as follows:

1. Sites Originally Planned for Private Housing and Re-allocated for Public Housing

The Government has identified over 210 sites with housing development potential in the short to medium term in the last few years through on-going land use review. The sites are capable of providing over 310 000 flats in total, 70% of which for public housing. The Government will also review the situation from time to time to determine the most suitable use of sites. Where appropriate, sites originally planned for private housing will be re-allocated for public housing.

However, the planning of land for public housing has to take into account a series

of factors. Not all sites originally earmarked for private housing are suitable for high-density public housing development. In planning for the most suitable land use, a number of factors have to be taken into consideration, including local characteristics, surrounding environment, traffic impact, noise impact, community facilities, infrastructural capacities (e.g. water supply, drainage and road) of the area concerned, etc.

In the past five years, 12 residential sites originally planned for private housing were transferred for public housing development.

2. Details of Allocation of Public Rental Housing for the Affected Clearees

On October 30, 2015, the Lands Department conducted freezing survey of the land involved in Wang Chau (Phase 1) Development Project. About 180 households and 400 people were registered. LandsD has been progressively establishing contacts with the registered households to explain to them the relevant ex-gratia allowance and rehousing arrangements. As at the end of March 2018, LandsD has met with 156 households. Currently, 12 households were rehoused to Hong Kong Housing Authority's public rental housing. All of them were residents of 1982 Squatter Structure Survey domestic structures. They have also satisfied relevant eligibility criteria for public rental housing. Since some of the households have not provided documents or provided insufficient documents, eligibility assessments have yet been completed.

3. Informal Consultation

Informal consultation, for proposed project which affects the area concerned, is a long-standing practice in the Government's consultation system. The purpose is to understand the concerns of local people and their initial views on the proposed project or idea. The opinions collected during the process will facilitate the Government to finalize the proposal and address the local concerns more appropriately and effectively during the public consultations. As reiterated by the Government many times, informal consultation is only part of the whole consultation process. It cannot and will not replace the public consultations conducted in accordance with the statutory requirements and established procedures.

For the selection of consultees, the local District Offices, in general, will provide their advice on the people to be consulted. They usually include the Chairman and Vice-Chairman of the concerned District Council, and other District Council Members who are directly involved in the area concerned. In the New Territories, the Chairman and Vice-Chairman of the concerned Rural Committee will also be consulted. However, informal consultation is only meant for the Government to collect opinions from the local people to facilitate the Government to respond more effectively during the formal public consultations through the District Councils, Rural Committees, etc. Most importantly, the Government will make the final decision based on public interests. The Government does not have any internal guidelines and regulations on requesting the consultees to declare conflict of interest.

Yours sincerely,



(IP Shing-tim)

for Secretary for Transport and Housing

c.c. Transport and Housing Bureau (Attn.: Mr. Kenneth LEUNG Tak-yan)
Development Bureau (Attn.: Mr. Joey TANG Chun-yin)
Lands Department (Attn.: Ms. Angela CHAN Suet-ching)