

(Translation)

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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30 November 2017

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,

**Legislative Council Panel on Housing  
Meeting on 6 November 2017**

I enclose the supplementary information requested by Members at the  
meeting on 6 November 2017 at Annex for Members' reference.

Yours sincerely,

( Original Signed )

( Jerry Cheung )

for Secretary for Transport and Housing

**Legislative Council Panel on Housing  
Meeting on 6 November 2017**

**Supplementary Information**

**Purpose**

Regarding the supplementary information requested by Members and the two motions passed during the discussion of Project No. B780CL – Site Formation and Infrastructure Works for Public Housing Development at Wang Chau, Yuen Long at the Legislative Council Panel on Housing meeting on 6 November 2017, this paper provides the relevant information –

**Capital Cost of the Site Formation and Infrastructure Works for supporting the Public Housing Development**

2. In the present situation of tight land supply, “spade ready” sites<sup>1</sup> available for housing development are limited. To develop housing sites which are not “spade ready”, various works such as site formation and infrastructure works need to be carried out according to the situation, to support the development.
3. The capital cost of a project relates to the scope of works; while the scope of works depends on the limitations and technical difficulties specific to individual projects.
4. In a site formation and infrastructure works project, the design and scope of the site formation part are affected by various factors, including site location, topography, geology, and the proposed site formation levels, etc.; whereas those of the infrastructure works part differ depending on a number of factors including the existing infrastructure provisions, the development parameters of the project, the

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<sup>1</sup> Sites that have been properly zoned, and do not require resumption, clearance, reprovisioning of existing facilities, site formation or provision of additional infrastructure.

estimated traffic growth and the future planning of the area. Such infrastructure works are not only for supporting public housing developments, but also improving the environment and community facilities in the vicinity, which provide intangible benefits to the community as a whole.

5. The physical environment near the proposed project also affects the construction methodology and programme. These two factors are also directly related to the capital cost.

6. Besides, the number of units produced under a public housing development relates to the planning brief and the permitted plot ratio. The planning brief of a public housing development is based on the planning intention, the development restrictions on the Outline Zoning Plan, topography, surrounding land uses and considerations for comments received from the public. A number of urban design considerations including wind corridors, visual permeability, the size and height of building blocks and their connectivity and integration, open space and pedestrian linkage systems, etc., have to be incorporated in the developments. In view of the above considerations, Project No. B780CL provides formed land and infrastructures for the proposed school and integrated social welfare building to be constructed, to tie in with the public housing development at Wang Chau.

7. Based on the above considerations, it is not appropriate to compare the capital cost of projects directly with the number of public housing units to be produced. In response to the society's keen demand for public housing, we have adopted the principle of optimising land use, as long as planning, infrastructure and environmental factors permit, so as to fully optimise the development potential of lands to maximise public housing production, and satisfy the needs of both existing and future residents.

## Scope of Works and Breakdown of Capital Cost

8. The proposed scope of Project No. B780CL includes –

	<b>\$ million (in money-of- the-day prices)</b>
(i) Formation of about 5.6 hectares of land platforms and construction of associated retaining walls and slopes;	951.3
(ii) construction of a new single two-lane carriageway of about 450 metres (m) long with a connected underpass, footpaths and pick-up/drop off areas;	323.0
(iii) improvement works at the junction of Long Ping Road and Fung Chi Road, and road resurfacing works along an about 1.1 kilometres-long section of Long Ping Road;	97.0
(iv) construction of a footbridge across Long Ping Road with associated lifts;	79.2
(v) ancillary works including drainage, sewerage, waterworks and landscaping; and	224.4
(iv) consultants' fees, remuneration of resident site staff, contingencies and provision of price adjustment.	724.8

9. The capital cost of the proposed works is estimated to be \$2,399.7 million in money-of-the-day prices.

## **Traffic Impact Assessment and Traffic Mitigation Measures**

10. The Civil Engineering and Development Department has commissioned a consultant to assess the traffic impact arising from the proposed works and recommend traffic improvement measures as follows -

- (a) construction of a new single two-lane carriageway of about 450m long with a connected underpass, footpaths and pick-up/drop-off areas;
- (b) provision of a right turn lane in westbound Long Ping Road to allow vehicles to turn right to the development site, and provision of bus lay-bys in eastbound and westbound Long Ping Road; and
- (c) widening of a section of Fung Chi Road, and improvement works at the junction of Fung Chi Road and Long Ping Road, including the adjustment of the associated traffic signals.

11. According to the findings of the traffic and transport impact assessment, the proposed works and the public housing development will not cause unacceptable impact on the traffic in the vicinity (including the junction of Long Ping Road and Fung Chi Road) after implementing the above traffic improvement measures. The traffic impact assessment has also stated that the majority of traffic to and from the development site will go through eastbound and westbound Long Ping Road instead of Fung Chi Road. At the same time, a footbridge across Long Ping Road is proposed to be constructed to facilitate residents accessing to Long Ping Estate and the West Rail station.

12. The Government requires the contractor to implement appropriate temporary traffic arrangements during the construction period, to facilitate the implementation of construction works in phases and reopen relevant road sections as soon as the works complete. We will display notice boards on site explaining the details of the temporary traffic arrangements, and the anticipated completion dates of individual sections of works. In addition, we will set up a telephone hotline for public enquiries.

## **Implementation Programme, Compensation and Rehousing Policies**

13. The Government plans to submit the funding proposal to the Public Works Subcommittee between late-2017 and early-2018 for consideration, and the Finance Committee (FC) in early-2018 for funding approval. Subject to the funding approval of the FC, the Government plans to commence the proposed works in mid-2018. The site formation works are expected to be completed in phases from the third quarter of 2020, whereas the infrastructure works are expected to be completed in 2024. Subject to the smooth progress of the above works, Phase 1 of the Public Housing Development in Wang Chau, Yuen Long will be completed in 2024-25.

14. Land resumption of about 34 528 m<sup>2</sup> of private land and clearance of about 33 920 m<sup>2</sup> of government land are involved in Project No. B780CL, the cost of which will be charged to **Head 701 – Land Acquisition**.

15. The Government has reiterated on various occasions that the Government deals with matters in relation to resumption of private land and clearance of Government land for public purposes in accordance with the established mechanism. Under the prevailing mechanism, affected households who are owners or legal tenants of the private land may claim compensation (commonly known as "statutory compensation") in accordance with the relevant laws of Hong Kong (including Lands Resumption Ordinance (Cap. 124), Roads (Works, Use and Compensation) Ordinance (Cap. 370), etc.). The entitlements to compensation, the procedures involved in claiming compensation, as well as the basis and principles of assessing the compensation are set out in the relevant ordinances, which also afford the Lands Tribunal the authority over the final determination of the compensation amounts. Affected persons may also claim applicable ex-gratia land compensation and ex-gratia allowance as an alternative to statutory compensation.

16. The Government will also arrange rehousing to public rental housing (PRH)/interim housing for eligible affected households, and/or grant them ex-gratia allowance. According to the prevailing policy, in order to be rehoused in PRH, all households affected by clearances and

registered in the pre-clearance freezing survey must be occupying a structure covered by a license for domestic use (i.e. a licensed domestic structure), or a structure covered by the 1982 Squatter Control Survey (SCS) and registered for domestic use (i.e. a surveyed domestic structure) (regardless of whether the structure is located on government land or private agricultural land), and must also satisfy the relevant eligibility criteria of the Hong Kong Housing Authority for PRH.

17. For clearerees who have continuously lived in a licensed domestic structure or a surveyed domestic structure covered by the 1982 SCS for at least ten years before the date of the pre-clearance freezing survey, but cannot be allocated PRH because they cannot pass the income and assets tests or due to other reasons, they may apply for the Ex-gratia Allowance for Permitted Occupiers of Licensed Domestic Structures and Surveyed Domestic Squatter Structures Affected by Clearance, the amount of which will be based on the size of the domestic structure occupied and the length of occupation, subject to a ceiling of \$600,000.

18. If the household is occupying a structure covered by a license for non-domestic use (i.e. a licensed non-domestic structure) or a structure covered by the 1982 SCS and registered for non-domestic use (i.e. a surveyed non-domestic structure), and if the household has continuously been occupying these structures for at least two years before the date of the pre-clearance freezing survey for domestic use, they are eligible for Domestic Removal Allowance, the amount of which depends on the household size.

19. The Government will continue to closely liaise with the affected land owners and occupants to explain to them the clearance compensation and rehousing arrangements, and assess their eligibility. Eligibility vetting of applications for ex-gratia allowance or rehousing to public rental housing are planned to be completed in batches in early-2018.

**Civil Engineering and Development Department  
Housing Department  
Lands Department  
Transport and Housing Bureau**

**November 2017**