



地政總署
土地徵用組
ACQUISITION SECTION
LANDS DEPARTMENT

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本署檔號 Our Ref: (17) in LD ACQ PF/13(URBAN)(19-20)Pt. 3
來函檔號 Your Ref:

我們矢志努力不懈，提供盡善盡美的土地行政服務。
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來函請註明本署檔號
Please quote our reference in your reply

18 January 2019

Clerk to Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road, Central
Hong Kong
(Attn: Ms Doris LO)

By Email

Dear Ms LO,

Enquiry from the Hon CHU Hoi-dick
Information on the Block Allocations of the Capital Works Reserve Fund in 2019-20
Head 701 Subhead 1100CA — Site Formation and Infrastructure Works
for Development at Wang Chau, Yuen Long (Road Works)

The Hon CHU Hoi-dick wrote to the Chairman of the Public Works Subcommittee on 15 January 2019, requesting supplementary information on the above project. His enquiry was referred to this Department for follow up and our response is as follows.

1. Please provide the latest information on the rehousing arrangements offered to villagers in the table below.

The requested information as at mid-January 2019 is tabulated as follows:

Status of structures/occupants	Option	Number of households (and household size)
Occupants of licenced domestic structures/ surveyed domestic squatters	Non-means tested rehousing in the form of subsidised rental flats or subsidised sale flats in dedicated rehousing estates ("Dedicated Estates") developed and managed by the Hong Kong Housing Society ("HKHS").	Rehoused: 4 Under application: 13
	Rehousing to public rental housing ("PRH") of the Hong Kong Housing Authority ("HKHA") subject to the Comprehensive Means Test ("CMT").	Rehoused: 25 (excluding 1 household which has been issued with a Green Form Certificate) Under application: 33

Status of structures/occupants	Option	Number of households (and household size)
Domestic occupants of licenced non-domestic structures/surveyed non-domestic squatter structures	Non-means tested rehousing in the form of subsidised rental flats or subsidised sale flats in Dedicated Estates developed and managed by the HKHS.	Rehoused: 2 Under application: 4
	Rehousing to PRH of the HKHA subject to the CMT.	Not applicable.
Unauthorised structures		Total number: 36 Contacted: 36 Moved out voluntarily: 0 Admitted to a transit centre: 0 (The enhanced Domestic Removal Allowance ("DRA") may still be payable to the households concerned.)
Applicants and their family members listed on the application form are not enjoying any form of subsidised housing or related benefits, or subject to debarment as a result of previous enjoyment of subsidised housing or related benefits; or they are existing PRH tenants.		Total number: 36 Contacted: 36 Moved out voluntarily: 0 Admitted to a transit centre: 0 (The enhanced DRA may still be payable to the households concerned.)

*Three other households have opted for the enhanced Ex-gratia Allowance for Permitted Occupiers of Licenced Structures and Surveyed Squatters Affected by Clearance ("EGAPO").

- Please provide the latest information on the compensation arrangements offered to villagers in the table below.

The requested information is tabulated as follows:

Option	Number of households	Maximum compensation payable (\$) and the area involved	Minimum compensation payable (\$) and the area involved
EGAPO	3	Eligibility vetting is in progress.	Eligibility vetting is in progress.
DRA	180	Not applicable.	Not applicable.
Ex-gratia compensation for private land in the New Territories	79 private lots	\$12,417,165 The area involved is 17 860 square feet.	\$108,459 The area involved is 156 square feet.

Option	Number of households	Maximum compensation payable (\$) and the area involved	Minimum compensation payable (\$) and the area involved
Ex-gratia allowance (“EGA”) for owners/ legal occupiers of commercial properties	Not applicable.	Not applicable.	Not applicable.
EGA for shops, workshops, godowns, slipways, schools, churches and ornamental fish breeding undertakings	2	Eligibility vetting is in progress.	Eligibility vetting is in progress.
EGA for open-air/ outdoor business undertakings	4	Eligibility vetting is in progress.	Eligibility vetting is in progress.
Rehabilitation allowance	Total number of applications: 26 Number of households whose eligibility has been vetted: under processing Number of households having received the allowance: under processing	Not applicable.	Not applicable.
Disturbance allowance for cultivators	54 claims	Not applicable.	Not applicable.
Crop compensation	60 claims	Eligibility vetting is in progress.	Eligibility vetting is in progress.
EGA for clearance of graves, urns (“Kam Taps”) and shrines	5 claims	\$515,126 (1 grave)	\$59,993 (5 Kam Taps)
EGA for “Tun Fu” ceremonial fees	4 claims	Eligibility vetting is in progress.	Eligibility vetting is in progress.

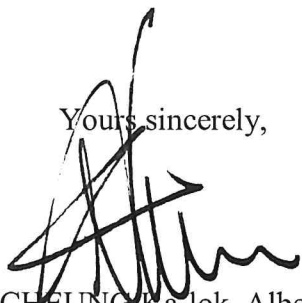
3. What is the number of appeals lodged with the Lands Tribunal against the amount of ex-gratia compensation for private land?

The Phase 1 Development at Wang Chau involves resumption of 79 private lots in total. As at mid-January 2019, owners of 52 private lots have accepted the ex-gratia compensation offer made by the Government. So far, the Lands Department has not received any claim for statutory compensation or application for appeal to the Lands Tribunal from the land owners.

4. What is the clearance schedule?

The present plan of the Transport and Housing Bureau is to seek funding approval from the Legislative Council in the first quarter of 2019 for the main works of the Phase 1 Development. Subject to funding approval, clearance of structures within the works area of the said project is expected to begin in the second quarter of 2019 so as to facilitate the works department's commencement of the works.

Yours sincerely,



(CHEUNG Ka-lok, Albert)
for Director of Lands

c.c. Secretary for Financial Services and the Treasury
Secretary for Development

(Attn: Ms HSIA Mai-chi)
(Attn: Mr LAM Chi-man)