

**Legislative Council Public Works Subcommittee
meeting on 27 March 2019**

**780CL – Site formation and infrastructure works
for public housing development at Wang Chau, Yuen Long**

Supplementary Information

PURPOSE

At the Legislative Council Public Works Subcommittee meeting on 27 March 2019 when the captioned project was considered (PWSC(2018-19)40 refers), Members requested the following supplementary information –

- (a) compare the average capital cost of site formation and infrastructure works for each housing unit of the proposed Wang Chau public housing development Phase 1, Yuen Long; and
- (b) provide information of the number of households affected by the proposed Wang Chau public housing development Phase 1, Yuen Long, which are not eligible for rehousing arrangements; and among those, the number of residents who are elderly people, chronic patients, people with disabilities; and their years of residence.

GOVERNMENT RESPONSES

2. The required information is set out below –
 - (a) The Government had explained in details via the reply [LC Paper No. CB(1)308/17-08(01)]. It is not appropriate to compare the capital cost of projects directly with the number of public housing units.

In brief, the capital cost of a project is affected by various factors including site location, topography, geology, proposed site formation levels, existing infrastructure provisions, development parameters, estimated traffic growth and future planning within the area, etc. The capital cost is also directly related to the physical condition in the vicinity of the project, the construction method and programme; and

- (b) Households affected by Government's development clearance exercises will not be eligible for rehousing arrangements if they are 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 own or have any interest in any domestic property in Hong Kong; or living in non-surveyed/non-licensed unauthorised structures during the period from the date of the Pre-clearance Survey (PCS) to the date of acceptance of rehousing. There are 94 households affected by the proposed Wang Chau public housing development Phase 1, Yuen Long which have been covered by PCS but are not eligible for rehousing arrangements. Among them, there are 21 households with members aged 65 or above and one household with a chronic patient. All the households were registered in the PCS and thus have an average residence of four years or above at the squatter structures. They are all entitled to the enhanced Domestic Removal Allowance. According to the record, out of the 22 households, 12 are existing tenants of Public Rental Housing, owners of Tenant Purchase Scheme/Home Ownership Scheme or private domestic property. The Lands Department will continue liaising closely with the Social Welfare Department to provide appropriate assistance to those households in need.