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Panel on Housing

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

**Minutes of third meeting held on
Friday, 30 November 2018, at 10:45 am
in Conference Room 1 of the Legislative Council Complex**

- Members present** : Hon CHU Hoi-dick (Chairman)
Hon Wilson OR Chong-shing, MH (Deputy Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon Andrew WAN Siu-kin
Hon SHIU Ka-fai
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon AU Nok-hin
Hon Tony TSE Wai-chuen, BBS
- Members absent** : Hon LEUNG Yiu-chung
Hon WONG Kwok-kin, SBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming
Hon KWONG Chun-yu

**Public Officers
attending**

: Agenda item II

Dr Raymond SO, BBS, JP
Under Secretary for Transport and Housing

Mr Michael HONG
Chief Civil Engineer
(Public Works Programme)
Housing Department

Mr Gabriel WOO
Deputy Head of Civil Engineering Office (Housing)
Civil Engineering and Development Department

Mr Thomas CHAN
Chief Engineer (Housing Projects 2)
Civil Engineering and Development Department

Ms Lily CHIU
Chief Estate Surveyor (Acquisition Section)
Lands Department

Mr CHAN Yim-pui
Senior Housing Manager (Redevelopment)
Housing Department

Clerk in attendance : Mr Derek LO
Chief Council Secretary (1)5

Staff in attendance : Mr Fred PANG
Senior Council Secretary (1)5

Ms Anki NG
Council Secretary (1)5

Ms Michelle NIEN
Legislative Assistant (1)5

I. Election of Chairman and Deputy Chairman

Election of Chairman

Ms Alice MAK, the Chairman of the Subcommittee in office, presided at the meeting. She sought members' views on the need for re-election of the Chairman of the Subcommittee for the 2018-2019 session. Mr Andrew WAN and Mr CHU Hoi-dick indicated that re-election was required.

2. Ms Alice MAK invited nominations for the chairmanship. Mr Andrew WAN nominated Mr CHU Hoi-dick and the nomination was seconded by Dr CHENG Chung-tai. Mr CHU accepted the nomination. Mr SHIU Ka-fai nominated Ms Alice MAK and the nomination was seconded by Mr Tony TSE. Ms MAK accepted the nomination.

3. As Ms Alice MAK was nominated for the chairmanship, Mr Wilson OR, the Deputy Chairman of the Subcommittee in office, presided over the election and called for other nominations.

4. There being no other nominations, Mr Wilson OR announced a vote by secret ballot. Of the eight members present for voting, four members voted for Mr CHU Hoi-dick and four voted for Ms Alice MAK. As there was a tie vote, Mr OR drew lots to determine his casting vote according to paragraphs 11 and 12 of Appendix IV to the House Rules.

5. In accordance with the lot drawn, Mr Wilson OR declared Mr CHU Hoi-dick elected as the Chairman of the Subcommittee for the 2018-2019 session. Mr CHU took the chair.

Election of Deputy Chairman

6. The Chairman sought members' views on the need for re-election of the Deputy Chairman of the Subcommittee for the 2018-2019 session. Ms Alice MAK considered it necessary to re-elect the Deputy Chairman. The Chairman invited nominations for the deputy chairmanship. Ms Alice MAK nominated Mr Wilson OR and the nomination was seconded by Mr Abraham SHEK. Mr OR accepted the nomination. Dr KWOK Ka-ki nominated Mr Andrew WAN and the nomination was seconded by Dr CHENG Chung-tai. Mr WAN accepted the nomination.

7. There being no other nominations, the Chairman announced a vote by secret ballot. Of the nine members present for voting, five members voted for Mr Wilson OR and four voted for Mr Andrew WAN. The Chairman declared Mr Wilson OR elected as the Deputy Chairman of the Subcommittee for the 2018-2019 session.

II. Update on the Wang Chau development project

(LC Paper No. CB(1)224/18-19(01) — Paper provided by the Administration

LC Paper No. CB(1)224/18-19(02) — Updated background brief prepared by the Legislative Council Secretariat)

Other relevant papers

(LC Paper No. CB(1)155/17-18(04) — Administration's paper on Public Works Programme Item No. B780CL — Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long

LC Paper No. CB(1)308/17-18(01) — Administration's paper on Public Works Programme Item No. B780CL — Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long (Follow-up paper)

LC Paper No. CB(1)951/17-18(01) — Administration's paper on proposed enhancements to the general ex-gratia compensation and rehousing arrangements for Government's development clearance exercises

LC Paper No. CB(1)1165/17-18(01) — Administration's paper on Public Works Programme Item No. B780CL — Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long

LC Paper No. CB(1)1221/17-18(01) — Administration's paper on follow-up issues of the Joint Meeting on 26 June 2018

LC Paper No.CB(1)1246/17-18(01) — Administration's paper on follow-up issues of the Joint Meetings on 26 June 2018 and 29 June 2018)

8. The Subcommittee deliberated (index of proceedings in the **Appendix**).
9. The Administration was requested to take the following actions:
 - (a) to provide written response on and/or a copy of the guidelines/directions provided by the Administration to its staff (including staff of the Housing Department) in conducting informal consultation/lobbying sessions to collect opinions of stakeholders in taking forward development projects such as that for Phase 1 public housing development at Wang Chau, Yuen Long; and
 - (b) to arrange a site visit by the Subcommittee to Phases 2 and 3 of the public housing development at Wang Chau, Yuen Long to be conducted as soon as practicable but no later than January 2019 with a view to enabling the Subcommittee to understand the brownfield operations and receive views of relevant operators in the development area likely to be affected by the development.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)336/18-19(02) on 18 December 2018.)

III. Any other business

Way forward of the Subcommittee

10. Members agreed that the Subcommittee would not seek to extend the period of its work after its expiry on 27 February 2019.
11. There being no other business, the meeting ended at 12:43 pm.

Panel on Housing

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

**Proceedings of third meeting
on Friday, 30 November 2018, at 10:45 am
in Conference Room 1 of the Legislative Council Complex**

Time marker	Speaker	Subject(s)	Action required
Election of Chairman and Deputy Chairman			
000706 – 002103	All members present	Election of Chairman and Deputy Chairman for the 2018-2019 session	
Update on the Wang Chau development project			
002104 – 002540	Chairman Administration	Briefing by the Administration on LC Paper No. CB(1)224/18-19(01)	
002541 – 003109	Chairman Dr KWOK Ka-ki Administration	<p>Dr KWOK Ka-ki enquired about –</p> <p>(a) the reasons for the slow progress of Wang Chau Phases 2 and 3 development for providing about 13 000 public housing units to help meet the demand of public rental housing ("PRH") applicants, and the timetable to submit the proposal for the development of the two phases to the relevant Legislative Council's committees; and</p> <p>(b) whether the progress of Wang Chau development was slow because the Administration had to safeguard the interests of the New World Development Company Limited ("NWDCL") which had a development project near the development area.</p> <p>The Administration advised that –</p> <p>(a) the Administration had all along targeted at providing about 13 000 public housing units in Phases 2 and 3 development;</p> <p>(b) the Engineering Feasibility Study for Site Formation and Infrastructure Works for Phases 2 and 3 ("the Engineering Feasibility Study") was anticipated to be completed in early 2019, and upon its completion, the Administration would commence the relevant land use rezoning work;</p> <p>(c) the Administration took forward the Wang Chau development in a fair and open manner, and there was no question of the Government's colluding with any developers' interests in relation to the development; and</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>(d) relevant government departments had raised objection to a planning application submitted to the Town Planning Board ("TPB") with respect to the NWDCL's private development at a site adjacent to the Wang Chau Phase 1 site.</p> <p>In response to the Chairman's enquiry about the implementation timetable of Wang Chau Phase 1 development, the Administration advised that subject to the Public Works Subcommittee's endorsement and the Finance Committee's approval for the relevant funding proposal, the Administration targeted to commence the site formation and infrastructure works for Phase 1 in the second quarter of 2019.</p>	
003110 – 003617	Chairman Dr CHENG Chung-tai Administration	<p>Dr CHENG Chung-tai noted that according to LC Paper No. CB(1)224/18-19(01), the Administration had been dealing with the requests/applications from about 130 affected households in Wang Chau Phase 1, and enquired about the situation of the remaining affected households and whether the Administration could deal with their requests within the limited time available before the land clearance.</p> <p>The Administration replied that –</p> <p>(a) about 40 households had not submitted any information or had not provided sufficient information to the Lands Department ("LandsD") and hence the Administration had yet to confirm their situation;</p> <p>(b) LandsD would continue to try contacting these households and request them to provide the required information for vetting of eligibility for ex-gratia and rehousing arrangements ("eligibility vetting"); and</p> <p>(c) the Administration envisaged that appropriate arrangements for all the affected households could be made before the land clearance.</p> <p>Dr CHENG opined that the Administration should formulate more effective ways to deal with the situation that the households affected by its land clearance exercises in Wang Chau and other new development areas ("NDAs"), such as Kwu Tung North ("KTN") and Fanling North ("FLN") NDAs, did not submit required information to LandsD for eligibility vetting.</p>	

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		<p>The Administration advised that –</p> <ul style="list-style-type: none"> (a) to avoid recurrence of the situation as mentioned by Dr CHENG, the Administration had commenced earlier the eligibility vetting for households affected by KTN and FLN NDAs; and (b) after the Finance Committee's approval of the enhanced ex-gratia compensation and rehousing arrangements to be offered to eligible domestic occupants in squatters and business undertakings affected by Government's development clearance exercises ("the Enhanced C&R Arrangements") in July 2018, more households affected by the Government's clearance exercises provided information to LandsD for eligibility vetting. 	
003618 – 004153	Chairman Mr Andrew WAN Administration	<p>Mr Andrew WAN enquired about –</p> <ul style="list-style-type: none"> (a) the reasons for the delay in implementing Wang Chau Phase 1 development, and the measures to help address the decline in the PRH supply in the coming five years; (b) the anticipated time to complete Wang Chau Phase 1 development for providing about 4 000 public housing units; and (c) whether the Administration would carry out advanced preparatory work for Phases 2 and 3 development while the Engineering Feasibility Study was underway, in order to compress the time for completing the development of the two phases. <p>The Administration advised that –</p> <ul style="list-style-type: none"> (a) the Administration would continue to adopt various measures to expedite the PRH production, including compressing the time required to deliver public housing projects, use of pre-fabricated components in such projects, etc.; (b) the estimated date of completion of Phase 1 public housing development was subject to various factors, including the progress of taking forward the relevant site formation and infrastructure works; and (c) the Administration would carry out in advance as far as practicable the administrative work for preparing Phases 2 and 3 development. 	

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004154 – 004850	Chairman Ms Alice MAK Administration	<p>Ms Alice MAK noted that the Administration had been processing the requests/applications from about 130 affected households in Wang Chau Phase 1, and enquired about how the Administration would expedite the process of dealing with the ex-gratia compensation and rehousing issues of the remaining households.</p> <p>The Administration advised that the remaining households had not submitted any information or had not provided sufficient information required for the Lands Department ("LandsD") to carry out the eligibility vetting work, and LandsD would continue to contact with these households frequently and request them to provide the required information.</p> <p>Ms MAK enquired about –</p> <ul style="list-style-type: none"> (a) how the Administration would deal with the cases in which the affected villagers had not registered in the pre-clearance survey in Wang Chau Phase 1; and (b) the timetable to commence Wang Chau Phases 2 and 3 development, and how the Administration would expedite the supply of public housing in Wang Chau. <p>The Administration advised that –</p> <ul style="list-style-type: none"> (a) the affected villagers in Wang Chau Phase 1 who had not registered in the pre-clearance survey might submit relevant residential proof for LandsD's consideration; (b) regarding Phases 2 and 3, the Administration would take forward the rezoning work and other procedures, including public consultations, for amending the relevant Outline Zoning Plan ("OZP"), upon the completion of the Engineering Feasibility Study in the first quarter of 2019, and commence the detailed design after gazettal of the amended OZP; and (c) the Administration would continue to consider measures to compress the planning/implementation of the three phases of Wang Chau development as far as practicable, and liaise closely with the Hong Kong Housing Authority ("HA") to expedite the delivery of public housing in Phase 1. 	
004851 – 005541	Chairman Administration	The Chairman opined that the Administration so far had not yet addressed the concerns about –	

Time marker	Speaker	Subject(s)	Action required
		<p>(a) the need to put in place a mechanism for declarations of interests for the consultees of informal consultation conducted by the Administration on land development projects and measures to prevent situations of conflict of interests of the consultees;</p> <p>(b) the reasons for the previous-term Government to set up an inter-department task force on Wang Chau and Queen's Hill development chaired by the Chief Executive, given that there were already committees established for matters on land supply at that time, and whether the current-term Government would set up similar task force to facilitate the Chief Executive to exert influence over the decisions made by the relevant Secretary of Department or Director of Bureau on land supply/public housing development matters; and</p> <p>(c) the lack of direct communication with each household affected by the Government's land clearances to facilitate them to express their views and concerns on the proposed amendments to the relevant OZP/rezoning proposals to be considered by TPB.</p> <p>The Administration advised that –</p> <p>(a) informal consultation was a long-standing practice in the Administration's consultation system, and it was conducted according to established practice;</p> <p>(b) in considering how to take forward a land supply/public housing development project, the Administration had to take into account the project's unique nature and its complexity; and</p> <p>(c) the Administration had taken note of the Chairman's and the public's views regarding informal consultations and public consultations on rezoning proposals and would continue to consider improvements to them.</p>	
005542 – 010058	Chairman Mr LAU Kwok-fan Administration	<p>Mr LAU Kwok-fan opined that –</p> <p>(a) appropriate involvement of the Chief Executive and senior government officials could help expediting public housing development projects and coordinating the efforts of relevant bureaux in addressing the ex-gratia compensation and rehousing issues arising from land clearances; and</p>	

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		<p>(b) after resolving the ex-gratia compensation and rehousing issues, the Administration should implement the Wang Chau development as soon as possible;</p> <p>The Administration advised that –</p> <p>(a) the Transport and Housing Bureau had closely collaborated with the Development Bureau in the process of formulating the Enhanced C&R Arrangements;</p> <p>(b) subject to the Public Works Subcommittee's endorsement and the Finance Committee's approval for the funding proposal, the Administration targeted to commence the site formation and infrastructure works for Phase 1 in the second quarter of 2019; and</p> <p>(c) the Engineering Feasibility Study for Phases 2 and 3 was expected to be completed in early 2019.</p>	
010059 – 010657	Chairman Mr AU Nok-hin Administration	<p>Mr AU Nok-hin enquired about the Administration's positions regarding the views of the affected villagers in Wang Chau that (a) the Administration had not actively visited the affected villagers to listen to their views on its development plans and hence the Administration's development proposals could not address their aspirations and concerns; and (b) the Administration had not put in place arrangements to help the affected villagers to resume their farming practices.</p> <p>The Administration advised that –</p> <p>(a) in working out the Enhanced C&R Arrangements, relevant government officials had attended meetings to discuss with the local communities concerned on the matter;</p> <p>(b) the Administration had organized a site visit for the Subcommittee members to Wang Chau to understand the latest development of the Wang Chau development project and visit affected villagers;</p> <p>(c) representatives from LandsD had distributed letters to the affected residents on 27 July 2018 and explained to them the details of the Enhanced C&R Arrangements;</p> <p>(d) the Administration had an agricultural rehabilitation scheme to help identify private land suitable for villagers to resume farming; and</p>	

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		<p>(e) genuine farmers if whose domestic structures with 1982-survey/license numbers were also affected by the Government's land clearances might apply for agricultural resite under the prevailing arrangement to erect a domestic structure on their new private farmland to continue farming; and some affected villagers in Wang Chau Phase 1 had indicated that they might make such applications to LandsD.</p> <p>In response to Mr AU's enquiry on whether the special agricultural rehabilitation scheme announced for the KTN/FLN NDAs was applicable to the Wang Chau development project, the Administration advised in the negative.</p>	
010658 – 011149	Chairman Dr CHENG Chung-tai Administration	<p>Dr CHENG Chung-tai said that the affected households in Wang Chau had sacrificed their own interests to make way for the public housing development project, and enquired about the other arrangements available for the 36 affected households if their applications for PRH through Comprehensive Means Test were rejected by HA.</p> <p>The Administration advised that –</p> <p>(a) these households might consider submitting applications for non-means tested rehousing to the Hong Kong Housing Society ("HS")'s dedicated rehousing estates or the enhanced ex-gratia allowance for LandsD's consideration;</p> <p>(b) households eligible for the rehousing arrangement must fulfill the "no-domestic-property" requirement; and</p> <p>(c) before dedicated rehousing estates were ready for population intake, eligible households would be offered one-off transitional units in HS's rental or HA's PRH estates and an option to relocate to dedicated rehousing estates when available.</p> <p>Dr CHENG and the Chairman enquired about the dedicated rehousing estates that would be made available for accommodating eligible households, including those in Wang Chau Phase 1.</p> <p>The Administration advised that as previously announced by the Administration, dedicated rehousing estates would be provided at Pak Wo Road, Fanling, and in Hung Shui Kiu and KTN Area 24.</p>	

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		<p>In response to Dr CHENG's enquiry on whether there was a very low possibility that affected households in Wang Chau Phase 1 who were eligible for dedicated rehousing estates would not be allocated a housing unit in such estates, the Administration advised in the affirmative.</p>	
011150 – 011635	<p>Chairman Mr LAU Kwok-fan Administration</p>	<p>Mr LAU Kwok-fan enquired whether LandsD had sufficient staffing resources to ensure that the department could conduct eligibility vetting in a timely manner and address the enquiries of households affected by the Government's land clearances effectively.</p> <p>The Administration advised that –</p> <ul style="list-style-type: none"> (a) LandsD had been flexibly deploying existing manpower resources to handle the work related to various land development projects; and (b) the Administration appealed to Members' support for a staffing proposal to increase manpower resources for the implementation of various NDAs projects to be submitted to relevant Legislative Council's committees. 	
011636 – 012347	<p>Chairman Ms Alice MAK Administration</p>	<p>Ms Alice MAK enquired about –</p> <ul style="list-style-type: none"> (a) the arrangements for affected villagers in Wang Chau to resume small-scale planting; and (b) how to ensure that the rehousing arrangements for the affected households who applied for dedicated rehousing estates would be seamless given that such estates could only be completed for population intake in 2023/2024 the earliest. <p>The Administration advised that –</p> <ul style="list-style-type: none"> (a) an agricultural rehabilitation scheme was in place to help identify private land suitable for the villagers affected by the Government's land clearances to resume farming; (b) households eligible for dedicated rehousing estates would be offered one-off transitional units in HS's rental or HA's PRH estates before dedicated rehousing estates were ready for population intake, and an option to relocate to dedicated rehousing estates when they were available; and (c) households eligible for dedicated rehousing estates were not required to undergo Comprehensive Means Test before rehousing to HA's transitional units. 	

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		<p>Ms MAK suggested that given the dedicated rehousing estates were constructed to accommodate eligible households affected by the Government's land clearances, the Administration/HS should consider allowing the affected households to continue keeping their dogs/animals after they had moved to these dedicated rehousing estates.</p> <p>The Administration advised that –</p> <ul style="list-style-type: none"> (a) the Development Bureau had been liaising with HS regarding the suggestion mentioned by Ms Alice MAK; and (b) although dedicated rehousing estates were constructed to provide housing units for households affected by the Government's land clearances, HS might allocate unused housing units in the estates, if any, for other applicants waiting for HS's rental units. 	
012348 – 013436	Chairman Administration	<p>The Chairman enquired about –</p> <ul style="list-style-type: none"> (a) how the Administration would deal with the 21 cases where the affected households in Wang Chau Phase 1 were either existing PRH residents or owners of residential properties; (b) how the Enhanced C&R Arrangements had increased the number of eligible households for rehousing and/or compensation arrangements, and how the Administration would deal with some affected villagers' request for reprovisioning of their villages; and (c) whether apart from the Engineering Feasibility Study, the Administration's progress in taking forward Phases 2 and 3 development would be subject to various studies on brownfield operations/sites being undertaken by the Administration. <p>The Administration advised that –</p> <ul style="list-style-type: none"> (a) of the affected households in Wang Chau Phase 1, eight households owned residential properties and about 10 were existing PRH residents; and LandsD would provide assistance to these households as far as practicable upon their requests; (b) the about 40 affected households in Wang Chau Phase 1 who had yet to provide information to LandsD were expected to provide the required information so that the comprehensive situation of all the affected households could be confirmed in due course; and 	

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		<p>(c) the brownfield-related studies being undertaken by the Administration included the Study on Existing Profile and Operations of Brownfield Sites, the feasibility studies on multi-storey buildings for accommodating brownfield operations, the pilot study on brownfield operations in Hung Shui Kiu NDA, etc.; and the rezoning work for Phases 2 and 3 development might commence before the findings of these studies were available.</p> <p>The Chairman enquired whether the Administration should compress the timetable of carrying out the various brownfield-related studies so that the issues arising from resumption of brownfield sites in Wang Chau Phases 2 and 3 could be addressed before seeking the TPB's approval for the Administration's rezoning proposals.</p> <p>The Administration advised that –</p> <p>(a) resumption of brownfield sites, if necessary, would be carried out at a later stage of Phases 2 and 3 development, taking into account the findings of the various brownfield-related studies; and</p> <p>(b) it was appropriate to take forward the rezoning work for Phases 2 and 3 development as early as possible.</p> <p>The Chairman opined that since keeping of dogs/animals might not be allowed in the transitional units provided by HS or HA for affected households, the Administration should work out measures and allocate additional resources to deal with the situation that affected villagers in Wang Chau Phase 1 who would be rehoused to transitional units would be forced to give up their dogs/animals and that these dogs/animals would be euthanized if they remained not adopted.</p> <p>The Administration advised that –</p> <p>(a) since transitional units used for rehousing affected households were housing units in HS's rental or HA's PRH estates, keeping of unauthorized dogs/animals in these units might cause nuisances to other households in the same estates and were not allowed under the relevant policies; and</p> <p>(b) the Administration took note of the Chairman's concern, and would carefully study the appropriate arrangements that could be put in place to deal with the issue.</p>	

Time marker	Speaker	Subject(s)	Action required
013437 – 013937	Chairman Ir Dr LO Wai-kwok Administration	<p>Ir Dr LO Wai-kwok opined that the brownfield operations in Wang Chau Phases 2 and 3 were providing supporting services to other industries and formed part of the supply chain, and enquired about the reprovisioning arrangements for these operations and relevant timetables, given that some of them could not be technically accommodated in multi-storey buildings.</p> <p>The Administration advised that –</p> <p>(a) the Administration would consider possible reprovisioning arrangements for brownfield operations, having regard to the findings of the feasibility studies on multi-storey buildings for accommodating brownfield operations and the Study on Existing Profile and Operations of Brownfield Sites in the New Territories, which were expected to be completed by late 2018/early 2019; and</p> <p>(b) the Administration would take forward the rezoning work after completion of the Engineering Feasibility Study, and would deal with the resumption of brownfield operations and their reprovisioning arrangements, if necessary, at a later stage of Wang Chau Phases 2 and 3 development.</p>	
013938 – 014544	Chairman Mr LEUNG Che-cheung Administration	<p>Mr LEUNG Che-cheung enquired about –</p> <p>(a) which government department could focus on the co-ordination of relevant government departments in dealing with various issues raised by affectees of the Government's land clearances, including villagers' requests for resuming their farming practices; and</p> <p>(b) whether an affected villager who jointly owned a building lot with family members was eligible for dedicated rehousing estates through Non-means Test.</p> <p>The Administration advised that –</p> <p>(a) LandsD would coordinate other relevant government departments to deal with ex-gratia compensation and rehousing issues arising from Wang Chau Phase 1 development;</p> <p>(b) LandsD had received requests from affected villagers in Wang Chau Phase 1 for resuming farming practices and would follow up the requests with relevant government departments upon receiving further information from these villagers;</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>(c) households eligible for non-means tested rehousing arrangements must fulfill the "no-domestic-property" requirement, and such requirement had been set out in relevant papers submitted to the Legislative Council's committees and pamphlet published by LandsD for on-line access and for distribution to members of the public; and</p> <p>(d) affected households who did not meet the "no-domestic-property" requirement was entitled to domestic removal allowance under the Enhanced C&R Arrangements.</p>	
014545 – 015135	Chairman Administration	<p>The Chairman requested the Administration to provide written response on and/or a copy of the guidelines/directions provided by the Administration to its staff (including staff of the Housing Department) in conducting informal consultation/lobbying sessions to collect opinions of stakeholders in taking forward development projects such as that for Phase 1 public housing development at Wang Chau.</p> <p>The Chairman opined that the Administration should address the aspirations and concerns of the affectees of Wang Chau Phases 2 and 3 development, such as brownfield operators, before seeking the TPB's approval for its rezoning proposals, and enquired whether the Administration had communicated with the brownfield operators in Phases 2 and 3 as part of the Engineering Feasibility Study.</p> <p>The Administration advised that –</p> <p>(a) the Engineering Feasibility Study was technical in nature, and the Administration had not communicated with any local stakeholders regarding Wang Chau Phases 2 and 3 development under the study;</p> <p>(b) one purpose of the Engineering Feasibility Study was to identify the area suitable for Phases 2 and 3 development and the associated technical constraints, taking into account the occupancy situation; and such findings would facilitate the subsequent rezoning work; and</p> <p>(c) the Administration would consult the local communities concerned on its rezoning proposals before seeking the TPB's approval on the proposals.</p>	The Administration to follow up as stated in paragraph 9(a) of the minutes

Time marker	Speaker	Subject(s)	Action required
		<p>The Chairman enquired whether and how Wang Chau Phases 2 and 3 development proposals would take into account the Yuen Long Industrial Estate Extension ("YLIEE").</p> <p>The Administration advised that –</p> <p>(a) the planning details regarding YLIEE was not yet available;</p> <p>(b) the Engineering Feasibility Study had taken into account the environmental impact of the existing Yuen Long Industrial Estate on public housing development in Wang Chau Phases 2 and 3; and</p> <p>(c) the Administration believed that the proposals for YLIEE would bring improvements to the environment.</p>	
Any other business			
015136 – 020227	Chairman All members present Administration	Site visit Way forward of the Subcommittee	The Administration to follow up as stated in paragraph 9(b) of the minutes