

## **Information Paper**

### **Legislative Council Panel on Housing Subcommittee to Follow Up the Issues Related to the Wang Chau Development Project Public Housing Development at Wang Chau, Yuen Long**

#### **Purpose**

This paper provides the latest information on the public housing development at Wang Chau, Yuen Long (Wang Chau Project).

#### **Background**

2. The Government has attended several LegCo meetings and provided a large number of documents and information of Wang Chau Project to give an account of the relevant details and particulars since late 2016, in order to allow LegCo members and the public to have a better understanding of the project.

#### Site Visit

3. After the second meeting of Subcommittee to Follow Up the Issues Related to the Wang Chau Development Project on 25 April 2018, the Government conducted a site visit to Wang Chau with 5 Subcommittee members on 19 June 2018, briefed the members on the latest development of Wang Chau Project and explained to them the relevant rehousing and ex-gratia allowance arrangements.

#### Public Hearings

4. The Government attended the public hearings in the joint meetings of the LegCo Panel on Development and Panel on Housing on 26 June and 29 June 2018, received and replied to the queries and concerned matters from members and participants.

#### Enhancements to Ex-gratia Compensation and Rehousing Arrangements

5. The Government announced the proposed enhancements to the ex-gratia compensation and rehousing arrangements for eligible domestic occupants in squatters and business undertakings affected by Government's

development clearance exercises (New Measures) on 10 May 2018. LegCo Finance Committee (FC) approved the New Measures on 18 July 2018<sup>1</sup>, which is also applicable to Wang Chau Project.

### **Latest Development**

6. Below are the latest development information relating to Wang Chau Project–

#### Ex-gratia Compensation and Rehousing Arrangement

7. Subsequent to FC approval for the New Measures, Lands Department (LandsD) immediately contacted and explained the New Measures to the affected households and business undertakings in Wang Chau Phase 1 Development who had registered in the pre-clearance survey. On 27 July 2018, LandsD issued letter and pamphlet regarding revised ex-gratia compensation and rehousing arrangement to further explain the New Measures. The pamphlet and the flexibility in implementation arrangements exercised by the Government were uploaded to the webpage of LandsD for public access.

#### Pre-clearance Survey

8. To tie in with Wang Chau Phase 1 Development, LandsD conducted a pre-clearance survey in the areas involved in the development plan concerned on 30 October 2015. A total of about 180 households, involving about 400 clearerees, were registered in the survey. Subsequently, LandsD actively invited the affected households to conduct the vetting on their eligibility for the ex-gratia compensation and rehousing arrangement. By end-October 2018, 23 households had been allocated to Hong Kong Housing Authority (HKHA) public rental housing (PRH) units, 36 households who applied the PRH unit through Comprehensive Means Test were being vetted by HKHA, 3 households applied the enhanced Ex-gratia Allowance and 16 households applied the Hong Kong Housing Society (HKHS) dedicated rehousing estates through Non-means Test, in which the information of 9 households had been forwarded to HKHS to further process while the remaining households were pending for their provision of documentary proof. In addition, 21 households who are either existing PRH residents or owner of residential properties, and 36 households who are residing in unlicensed

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<sup>1</sup> LC Paper No. FCR(2018-19)48

structures or unregistered structures, are eligible for the enhanced Domestic Removal Allowance. As some households still have not submitted any/sufficient information to LandsD, the eligibility vetting has not been completed and the comprehensive situation of affected households is pending confirmation.

#### Clearance Programme

9. Regarding the land clearance relating to the Wang Chau Phase 1 Development, with reference to the established practice, the Government will only decide the final eviction date after approval for the funding of the proposed works by the FC.

#### Site Formation and Infrastructure Works for Phase 1

10. The detailed design for the site formation and infrastructure works for Wang Chau Phase 1 Development is substantially completed. Subject to funding approval by FC, the Government plans to commence the proposed works in the second quarter of next year. The Government expects that the site formation works would be completed in phases from the end of 2021, whereas the infrastructure works would be completed in 2024.

#### Engineering Feasibility Study for Site Formation and Infrastructure Works for Phases 2 and 3

11. The FC approved the funding application for the Capital Works Reserve Fund block allocations on 18 March 2017, including the engineering feasibility study for site formation and infrastructure works for the remaining phases (i.e. Phases 2 and 3) of the public housing development at Wang Chau (EFS). The Government commissioned the EFS in late July 2017 and the study will last for about 18 months for completion in early 2019. It is expected that around 13 000 public housing units could be provided. Upon its completion, we will consult the public about the findings of the EFS and formulate the development timetable in due course.

#### **Conclusion**

12. Members are invited to note the paper and provide views.

**Transport and Housing Bureau  
November 2018**