

立法會
Legislative Council

LC Paper No. CB(1)966/20-21
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by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Monday, 29 March 2021, at 2:30 pm
in Conference Room 1 of the Legislative Council Complex

- Members present** : Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)
Hon Wilson OR Chong-shing, MH (Deputy Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Starry LEE Wai-king, SBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon CHAN Han-pan, BBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Hon KWOK Wai-keung, JP
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon SHIU Ka-fai, JP
Hon YUNG Hoi-yan, JP
Hon CHEUNG Kwok-kwan, JP
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon Vincent CHENG Wing-shun, MH, JP
Hon Tony TSE Wai-chuen, BBS, JP
- Members absent** : Hon WONG Kwok-kin, SBS, JP
Hon Michael TIEN Puk-sun, BBS, JP

Member attending : Hon LUK Chung-hung, JP

Public Officers attending : Agenda Item III

Mr Stephen LEUNG
Deputy Director of Housing
(Development & Construction)

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

Mr Jacky WU, JP
Head of Civil Engineering Office
Civil Engineering and Development Department

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

Agenda Item IV

Mr Stephen LEUNG
Deputy Director of Housing
(Development & Construction)

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

Mr Jacky WU, JP
Head of Civil Engineering Office
Civil Engineering and Development Department

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

Mr Max WONG
Chief Architect (3)
Housing Department

Ms Karen LEUNG
Chief Estate Surveyor (Acquisition)
Lands Department

Mr Kepler YUEN
District Planning Officer / Tuen Mun & Yuen Long West
Planning Department

Mr CHOW Bing-kay
Chief Traffic Engineer / New Territories West
Transport Department

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

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

Ms Michelle NIEN
Legislative Assistant (1)5

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I. Information papers issued since last meeting

Members noted that the following paper had been issued since last meeting –

LC Paper No. CB(1)644/20-21(01)	— Land Registry Statistics for February 2021 provided by the Administration (press release)
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II. Items for discussion at the next meeting

(LC Paper No. CB(1)715/20-21(01)	— List of follow-up actions
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LC Paper No. CB(1)715/20-21(02)	— List of outstanding items for discussion)
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Action

2. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 3 May 2021 –

- (a) Expansion of the scope of the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations and provision of additional subsidy to projects with special constraints; and
- (b) Use of non-domestic premises of the Hong Kong Housing Authority ("HA").

(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)758/20-21 on 1 April 2021. On the instruction of the Chairman, the regular meeting on 3 May 2021 was rescheduled to 5 May 2021 at 8:30 am. Members were informed of the meeting arrangement vide LC Paper No. CB(1)832/20-21 on 23 April 2021.)

III. Head 33 – Creation of one supernumerary Chief Engineer post in the Civil Engineering and Development Department for coping with workload arising from public housing developments

(LC Paper No. CB(1)715/20-21(03) — Administration's paper on creation of one supernumerary Chief Engineer post in the Civil Engineering and Development Department for coping with workload arising from public housing developments)

3. Deputy Director of Housing (Development and Construction) ("DDH(D&C)") briefed members on the Administration's proposal in LC Paper No. CB(1)715/20-21(03) to re-create one supernumerary Chief Engineer ("CE") (D1) post in the Civil Engineering and Development Department ("CEDD"), with effect upon approval of the Finance Committee ("FC") up to 31 March 2026, to cope with the workload arising from public housing developments ("the staffing proposal").

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Number of Chief Engineers responsible for delivery of public housing sites

4. The Chairman and Mr SHIU Ka-fai sought clarification on the number of CEs in CEDD responsible for the site formation and infrastructure works for public housing sites and the present division of responsibilities among them. DDH(D&C) and Head of Civil Engineering Office, Civil Engineering and Development Department ("Head(CEO), CEDD") replied that apart from the supernumerary CE/Housing Projects 2 ("CE/HP2") post which had been created in 2016 for the period up to 31 March 2021 and would be re-created subject to FC's approval on the staffing proposal, there was another CE/Housing Project 3 ("CE/HP3") which was a permanent post created in the Housing Branch of Civil Engineering Office in CEDD ("CEO") in July 2018 responsible for delivery of sites for public housing construction. Head(CEO), CEDD advised that the Housing Branch of CEO was currently carrying out feasibility studies, site formation and infrastructure works for about 50 public housing developments in various districts, of which 14 housing developments, mainly located in Yuen Long (including Long Bin) and Tuen Mun, were under the purview of the Division headed by CE/HP2. The workload of these CE posts was currently heavy.

5. The Chairman said that his political affiliation did not oppose the submission of the staffing proposal to the Establishment Committee ("ESC") taking into account the Administration's advice regarding the importance of the proposal for timely supply of sites and associated infrastructure for public housing development, including public rental housing. Given that a permanent CE had been created in 2018, i.e. CE/HP3, after the creation of CE/HP2 in 2016, the Administration should clearly explain at the relevant ESC meeting their respective duties in the Housing Branch and the value-for-money assessment of the staffing proposal. Mr SHIU Ka-fai said that given the public's concern on the tight fiscal situation of the Government, the Administration should explain in greater detail to members the justifications for the proposal.

Timing of submitting the staffing proposal and staffing arrangement before approval of the proposal

6. In view that the staffing proposal would be submitted to ESC/FC some time after the expiry of the approved period of the existing CE/HP2 post (i.e. on 31 March 2021), Mr Wilson OR and the Chairman enquired about the staffing arrangement, including the arrangement to be made for the existing holder of CE/HP2 post before FC approved its re-creation and why the Administration had not submitted the proposal to the Panel earlier.

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7. DDH(D&C) and Head(CEO), CEDD replied that in early January 2021, the Administration carried out a review on the staff proposal against the current establishment in CEDD. After reviewing the workload of the existing CEs in CEDD and ascertaining that it was not feasible for these CEs to take up additional tasks, the Administration made arrangement for submission of the staffing proposal to the Panel for the re-creation of supernumerary post. The Administration understood that it was not practicable for ESC/FC to consider the staffing proposal by 31 March 2021 hence had made appropriate temporary staffing arrangement to bridge the gap before approval for the proposal was obtained. In response to Mr SHIU Ka-fai's enquiry on whether the other CEs could take up the duties of CE/HP2 when waiting for the FC's approval, Head(CEO), CEDD advised that this was a possible arrangement that might be adopted by CEDD for a very short period.

8. The Chairman requested the Administration to provide supplementary information on why the Administration submitted the proposal to the Panel two days before the end date of the existing supernumerary CE/HP2 post, and the staffing arrangement to be made by the Administration for the period between the end date of the aforesaid post and FC's approval of the proposal.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)912/20-21(01) on 14 May 2021.)

9. Mr LEUNG Che-cheung asked about the Administration's response to the concern that the staffing proposal was introduced merely for providing a promotion opportunity for a non-directorate engineer. Head(CEO), CEDD replied that the proposed CE post was supernumerary. If the Administration arranged a government officer, such as a senior engineer, to act up the post, the officer might be required to revert to posts in his original rank after cessation of the proposed CE post if there was no other vacant CE post suitable for the officer to fill at that time.

Duties and responsibilities of Chief Engineers in Civil Engineering and Development Department

10. Mr Tony TSE noted that some of the CE posts set out in Annex III of LC Paper No. CB(1)715/20-21(03) were responsible for works projects in the same district/area, and asked whether there was overlapping in the duties and responsibilities of these posts. Head(CEO), CEDD replied that apart from CEO, there were four development offices under CEDD responsible for works projects in respective areas/districts over the territory. As the

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Administration needed to expedite the public housing development projects in order to increase housing supply in recent years, CEDD had assigned the site formation and infrastructure works for public housing developments to CEO. Therefore, a CE in CEO and a CE in development offices might be responsible for different projects in the same area/district. The Chairman and Mr Tony TSE requested the Administration to provide supplementary information to respond to the concern that the responsibilities of some of the CE posts appeared to be overlapping.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)912/20-21(01) on 14 May 2021.)

11. Mr LEUNG Che-cheung and Mr Wilson OR noted that CEDD had all along commissioned consultants to carry out the tasks involved in the site formation and infrastructure works and queried whether the workload of CEs in the department was mainly limited to overseeing the consultants' work. Mr LEUNG asked whether the number of non-directorate posts currently supporting the CE posts in CEDD was more than required and whether CEDD would streamline the existing manpower arrangement to ensure the optimum use of public fund. Mr OR enquired on the value-for-money assessment of all CE posts in CEDD, and whether instead of re-creating the proposed post, the Administration could make acting appointments to perform the relevant duties. He further asked whether the existing manpower resources in CEDD could take up more duties in order to save the need for the staffing proposal. Mr KWOK Wai-keung raised a similar question.

12. Head(CEO), CEDD, DDH(D&C) and Chief Civil Engineer (Public Works Programme), Housing Department replied that CEO had taken up development projects at about 80 public housing sites. CEDD had critically reviewed the existing manpower situation with due regard to the staff resources required for the implementation of public housing development on a long term basis. The review showed that the directorate officers in CEDD were fully engaged in a large number of new and on-going large-scale development projects including the new development areas projects. It was operationally not feasible for these directorate officers to take up the tasks of the proposed supernumerary post without adversely affecting their current duties. The suggestion to arrange acting appointments to perform the duties of the proposed CE/HP2 post or to arrange existing CEs to take up these duties for a long period would not be practicable. CEDD played an important role in forming land for HA to develop public housing. If the staffing proposal was not approved, the timely completion of the site formation and

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infrastructure works for the 14 public housing sites under CE/HP2 for meeting the public housing production target for the coming 10-year period would be affected. Although consultants would be engaged to undertake such works projects given their scale and workload implications, CEs in CEDD had the responsibilities to oversee the work of the consultants and coordinate their work to ensure the timely delivery of such works projects as well as the quality of works, and to keep the cost under control.

13. Ir Dr LO Wai-kwok expressed strong support for the staffing proposal, and said that the Administration should have submitted the proposal to the Legislative Council ("LegCo") earlier so that CE/HP2 could continue the present work without interruption. He considered that the suggestion of arranging existing officers to take up the duties of the CE/HP2 post in addition to their existing duties was not desirable, and called on the Administration to make good use of the post re-creation upon the approval to help expedite the delivery of public housing. Citing as an example the responsibility for the site formation and infrastructure works for public housing development at Long Bin which was being undertaken by CE/HP2, Ir Dr LO opined that carrying out such works at public housing sites involved complicated technical constraints and demanded substantial efforts, and the existing arrangement to engage consultants and contractors to carry out CEDD's projects was reasonable and had been working well. Given that many sites had been identified for providing public housing units in the coming 10 years, it was appropriate for CEDD to re-create the supernumerary CE post which had been created in 2016 to help deliver these sites for public housing construction in a timely manner.

Justifications for the staffing proposal

14. Mr KWOK Wai-keung indicated his inclination to support the proposal on the ground that the proposed supernumerary post had a direct relationship with the land and public housing supply. The Administration should explain to members how the proposal would bring benefits to society in order to enlist their support. He relayed the concern on whether the Administration had slowed down the progress of the works at some of the 14 public housing sites in order to justify the need for re-creating the proposed post, and asked whether the holder of the proposed post would complete the remaining work for the 14 public housing sites within the next five years after its re-creation. The Chairman asked whether the responsibilities of the proposed CE post would be limited to the remaining work of the existing CE/HP2 and whether CEDD would assign more works projects for public housing sites to the post. Mr Tony TSE enquired about the work that had been completed by CE/HP2

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for the five years since 2016, the work targets set for the past five years that had been/had not been achieved by CE/HP2. He further asked about the work targets/workload of the proposed supernumerary post for the next five years after its re-creation, and how these justified the need for the proposed re-creation of the post.

15. DDH(D&C) replied that the Administration had not slowed down the technical studies and infrastructure works for the 14 public housing developments and had been submitting to LegCo the funding proposals for implementing such projects once ready with a view to making available the formed sites for HA to develop public housing as early as possible. With CE/HP2's efforts, these sites had been proceeding to different implementation stages. DDH(D&C) said that CE/HP2 had achieved the work targets and would continue to handle the remaining work of the 14 sites after the post re-creation. As the Administration had identified the sites for providing public housing units in the coming 10 years, CEDD would need to continue assigning the relevant work for such sites to CEs in the Department, including CE/HP2. Hence, the workload of providing sites for meeting the public housing production target would continue to be high in coming years.

16. Head(CEO), CEDD advised that CEDD would continue to strive for early delivery of the sites for public housing development. Since its creation in 2016, CE/HP2 had completed the feasibility studies for the 14 public housing sites. Of these sites, the work supporting the land use rezoning at five of these sites was in progress, three sites were under detailed design, five sites (including the site at Long Bin and four sites at Tuen Mun Central) would be at tendering or construction stage in 2021, and the site formation works at Wang Chau Phase 1 commenced in 2020.

17. Mr Tony TSE said that he did not oppose the submission of the staffing proposal to ESC for consideration and requested the Administration to provide supplementary information to respond to his questions. Ir Dr LO Wai-kwok suggested that the Administration provide supplementary information about the sites for providing the 316 000 public housing units.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)912/20-21(01) on 14 May 2021.)

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18. Mr LEUNG Che-cheung expressed skepticism about the Administration's claim that the work targets for the past five years in relation to the 14 public housing sites had been achieved. In view that the Administration had earlier on revised the public/private split of new housing supply from 60:40 to 70:30, he enquired how the proposed post given its duties would help meet the supply target and overcome the challenges faced by the Administration in taking forward the works projects at the public housing sites, including the opposing views of local communities on such projects (such as the one at Long Bin). He asked whether the responsibilities of the proposed post included communicating with the local stakeholders on the need for taking forward the site formation and infrastructure works for public housing developments and relaying the local concerns on the works projects to relevant government departments and other parties concerned.

19. Mr Wilson OR and Ms YUNG Hoi-yan said that their political affiliations would consider whether to support the staffing proposal after taking into account the supplementary information to be provided by the Administration in respect of the relevant concerns raised at the meeting. Ms YUNG opined that the work of the proposed post was important for enabling the public housing developments at various sites in Yuen Long and Tuen Mun, and asked why the Administration proposed to re-create the supernumerary CE post instead of creating a permanent CE post. DDH(D&C) replied that the Administration considered that it was suitable to re-create a supernumerary CE post for five years up to end of March 2026 taking into account the fiscal situation of the Government. The Administration would review the continued need of the proposed supernumerary post beyond March 2026 and consider whether a permanent CE post was necessary and suitable.

Financial implications of the proposal

20. Mr Wilson OR asked about the financial implications of the staffing proposal taking into account the cost of re-creating the proposed CE post as well as the cost of retaining/creating other posts (such as non-directorate posts supporting the proposed post) to support the post re-creation. The Chairman requested the Administration to provide supplementary information to address the question.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)912/20-21(01) on 14 May 2021.)

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Concluding remarks

21. Concluding the discussion, the Chairman said that while no members indicated objection to the submission of the staffing proposal to ESC for consideration, some members supported the proposal and some had reservations on it.

IV. Head 711 project no. B810CL - Site formation and infrastructure works for public housing development at Long Bin, Yuen Long

(LC Paper No. CB(1)715/20-21(04) — Administration's paper on Public Works Programme Item No. B810CL - Site formation and infrastructure works for public housing development at Long Bin, Yuen Long)

22. With the aid of PowerPoint (LC Paper No. CB(1)733/20-21(01)), DDH(D&C) briefed members on the Administration's proposal in LC Paper No. CB(1)715/20-21(04) to upgrade B810CL to tie in with the proposed public housing development project at Long Bin, Yuen Long.

23. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of LegCo, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects. He further drew members' attention to Rule 84 of the RoP on voting in case of direct pecuniary interest.

Proposed public housing development

24. Mr Tony TSE said that he did not oppose the submission of the proposal to the Public Works Subcommittee ("PWSC") for consideration. He enquired about the site area of the proposed public housing development and the development intensity. DDH(D&C) replied that the site area (i.e. about eight hectares) mentioned in Annex 2 of LC Paper No. CB(1)715/20-21(04) comprised the sites for public housing development at Long Bin (Phase 1), and at Long Bin (Phase 2), which were about 2 hectares and about 6 hectares respectively. Under the approved plan, the permitted plot ratio for the two public housing sites was 6.5. The Administration was studying the feasibility

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of increasing the permitted plot ratio for Long Bin (Phase 1) to 6.8 and Long Bin (Phase 2) to 7 in order to increase the number of public housing flats at the sites to optimize the development potential.

Provision of community and transport facilities

25. Mr KWOK Wai-keung said that his political affiliation did not oppose the submission of the proposal to PWSC for consideration. He asked about the measures to address the local community's concern that the proposed public housing development would aggravate the problems of overcrowding and traffic congestion in Yuen Long, such as Yuen Long Town Centre. Mr LUK Chung-hung enquired about the community and retail facilities to be provided to cater for the need of future residents and the local community.

26. DDH(D&C) replied that the community and retail facilities that would be provided at Long Bin (Phase 1) included a kindergarten, Integrated Children and Youth Services Centre, Neighbourhood Elderly Centre and retail facilities. The community and retail facilities that would be provided at Long Bin (Phase 2) included Aided Standalone Child Care Centre, On-site Pre-school Rehabilitation Services (Office Base), Residential Care Home for the Elderly cum Day Care Unit, Special Child Care Centre, Integrated Vocational Rehabilitation Services Centre, Hostel for Moderately Mentally Handicapped Persons, Supported Hostel for Mentally Handicapped Persons, Hostel for Severely Physically Handicapped Persons, three kindergartens, a wet market and other retail facilities. Such facilities would help cater for the daily needs of residents of the proposed public housing development as well as the existing residents nearby.

27. In response to Mr Tony TSE's enquiry, DDH(D&C) advised that HA would continue to liaise with the Social Welfare Department and other relevant government departments to pursue the policy initiative of setting aside, as far as practicable, about 5% of the gross floor area for the provision of social welfare facilities in the proposed public housing development on the premise that the flat production, construction progress and original development scale of ancillary facilities would not be affected.

28. Ir Dr LO Wai-kwok considered it appropriate for the Administration to make use of the proposed sites to increase the provision of community facilities to meet the demand. In response to his enquiry about the provision of public transport facilities to meet the residents' need, DDH(D&C) advised that the scope of the project included the construction of a public transport interchange at Long Bin (Phase 2), which could accommodate five bus

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routes. The scope of the project also included extension of an existing bus lay-by at a section of Castle Peak Road – Ping Shan, construction of a carriageway connecting Ma Fung Ling Road with Long Tin Road, etc. to tie in with the resident-intake of the proposed public housing development. Head(CEO), CEDD supplemented that the proposal included construction of a footbridge across Castle Peak Road – Ping Shan to facilitate public access to the nearby Light Rail Station which was about 500 metres away from the proposed public housing development.

29. Noting that the proposal would provide a footbridge across Yuen Long West Nullah, Mr Tony TSE requested the Administration to provide information about the function of the nullah and any measures to improve the nullah taking into account the policy of promoting water-friendly culture.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)793/20-21(01) on 14 April 2021.)

Traffic implications

30. Mr LUK Chung-hung expressed concern about the traffic impacts of the proposed public housing development on the roads in the vicinity, and enquired about the basis for the Administration to conclude in its paper that the traffic condition between Long Bin and urban area would be at acceptable level. DDH(D&C) replied that with the full implementation of the proposed traffic improvement measures, the road network at Long Bin could generally accommodate the traffic and transport needs arising from the proposed public housing development.

Public consultation

31. Noting that the Administration had received 199 objections to the proposed road works, of which only two objections had been withdrawn, Mr Tony TSE enquired whether the Administration had made adjustments to the proposal taking into account the other 197 objections. Chief Engineer /Housing Projects 2, Civil Engineering and Development Department replied that CEDD had met some objectors in mid-2020 and had explained to them the details of the proposed works and measures designed to address their concerns on traffic and environmental protection issues. The Administration had subsequently provided written response to the local community on these issues.

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Land acquisition and compensation arrangements

32. Mr SHIU Ka-fai said that he supported the submission of the proposal to PWSC for consideration. He asked about the estimated time to be taken by the Administration to take forward its plan to resume the private land and the basis for the estimate. He was concerned whether the implementation of the proposed works would be delayed due to the time taken to handle disputes in the compensation arrangement.

33. Chief Estate Surveyor (Acquisition), Lands Department ("CES(A), LandsD") replied that the Lands Department had put in place the proposed land acquisition plan to tie in with the CEDD's implementation plan of the proposed works. Pursuant to the established practice, within about two months after the FC's approval of the funding for the project, the Administration would publish the relevant Government Notice in the Gazette for land resumption under the relevant ordinances. The Government would give a period of notice of three months from the date upon which the notice was issued and upon expiry of the period, the ownership of the private land concerned would revert to the Government. During the land resumption process, the Administration would communicate with the affected owners/occupiers regarding the compensation and rehousing issues. An affected owner who did not accept the compensation offered by the Government might apply to the Lands Tribunal for a determination of the amount of compensation. Costs or remuneration reasonably incurred by the affected owner in employing persons to act in a professional capacity in connection with claims for statutory compensation were reimbursable in appropriate circumstances.

34. Mrs Regina IP enquired about the compensation zone applicable to the resumed land. Mr LUK Chung-hung opined that the Administration should adopt a relaxed approach in implementing the compensation arrangements for the households and business undertakings affected by the proposed land acquisition. He asked whether the compensation amount would be calculated based on Zone "A" compensation rates, and whether the Government would consider providing other compensation payments for the affected households and persons. Mr KWOK Wai-keung raised a similar enquiry. He relayed the concern of the affected rural communities that the Administration's approach of resuming under different development projects scattered land lots in the surrounding rural areas of the town centre would affect the compensation zone applicable to the resumed land, and asked why the Administration did not regard such resumed land as part of the new town development area.

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35. CES(A), LandsD replied that in invoking the Lands Resumption Ordinance (Cap. 124) and other relevant legislation to resume private land, the Government was required under these legislations to make statutory compensation to the landowners so affected. The relevant legislation provided for the basis and principles of compensation assessment and the procedures involved, while conferring on the Lands Tribunal the power over the final determination of compensation. The amount of statutory compensation for each case should be assessed on individual merit in accordance with the relevant legislation. In May 2018, the Development Bureau announced a unified and enhanced ex-gratia compensation and rehousing package, which was applicable to all subsequent development clearance exercises conducted by the Government, including the public housing development at Long Bin, Yuen Long. The Government would provide various administrative ex-gratia allowances to affected eligible land owners and occupiers and rehousing arrangements to eligible domestic households affected by clearance. Considering the location of the public housing development at Long Bin, Yuen Long and the land use for public housing development, the Government had adopted compensation Zone B for the project under the system. As from 1 April 2021, the Zone "B" compensation rate for agricultural land was \$817.5 per square foot.

36. The Chairman said that his political affiliation supported the submission of the proposal to PWSC for consideration. He requested the Administration to provide supplementary information about the compensation arrangements for the proposed land acquisition.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)793/20-21(01) on 14 April 2021.)

Project cost estimates

37. Dr CHENG Chung-tai opined that land resumption was the most controversial issue arising from the proposed development. He asked about the estimated cost of the proposed land acquisition to be charged to Head 701 – Land Acquisition and the basis for the estimate. He suggested that the Administration should consider setting out the cost of land acquisition in its public works proposals submitted to the Panel in future to facilitate members' understanding of the total cost for implementing such proposals. DDH(D&C) replied that the capital cost of the project was about \$1.6 billion and it did not include the cost of land acquisition of which the details would

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be included in the PWSC paper. CES(A), LandsD advised that the estimated cost of land acquisition and clearance was about \$805 million, and the Administration would provide such information in the relevant paper submitted to PWSC. The estimated number of 250 households with about 650 persons affected was based on the findings of the relevant freezing survey completed on 20 December 2019. Dr CHENG Chung-tai said that he did not support the submission of the proposal to PWSC at this stage.

Project timetable

38. Ir Dr LO Wai-kwok opined that the Administration should consider compressing the timetable of carrying out the proposed works so that the public housing development could be completed as early as possible to help meet the public housing demand. Mr SHIU Ka-fai opined that the Administration should simplify the relevant procedures and compress the implementation of the proposed works as far as practicable, whilst ensuring that the compensation issues related to owners/persons affected by the proposed works would be handled in a fair manner.

39. DDH(D&C) replied that the Administration had adopted a proactive approach in shortening the project timeframe and the proposed timetable was already a compressed one. According to the current programme, about 1.5 years were required for land resumption and clearance so that the site formation works for Long Bin (Phase 2) would commence in 2023. CEDD would hand the formed sites to HA in phases starting from 2025 for the development of public housing. Mr SHIU Ka-fai suggested that to facilitate members' understanding of the implementation of its public works projects at public housing sites, the Administration should consider providing information about the time period for each stage of the project works in future.

Concluding remarks

40. Concluding the discussion, the Chairman said that members, except Dr CHENG Chung-tai, supported or did not oppose the submission of the proposal to PWSC for consideration.

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V. Any other business

41. There being no other business, the meeting ended at 4:20 pm.

Council Business Division 1
Legislative Council Secretariat
31 May 2021