

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary Information on 653CL – Engineering infrastructure for Cyberport development at Telegraph Bay

INTRODUCTION

In considering paper PWSC(2000-01)19 on **653CL** “Engineering infrastructure for Cyberport development at Telegraph Bay” at the PWSC meeting held on 17 May 2000, Members requested the Administration to set out the policy regarding the source of funding for the construction of roads that are required to serve private developments and provide information on relevant precedent cases in the New Territories.

THE ADMINISTRATION’S RESPONSE

2. When a site is disposed of by the Government for private development, the Government will normally provide essential infrastructure, including roads, that are necessary to the development. Accordingly, the construction cost of such road works would be borne by the Government. This covers most of the sale sites throughout the territory.

3. In cases where Government’s works programme for the necessary roads does not tally with the disposal schedule of the site, the Government may consider entrusting the road works to the developer concerned with the construction cost being reimbursed by the Government. However, for cases where the Government has no plan or programme for the necessary road works, the Government may consider including the road works as one of the sale conditions. Under such circumstances, the cost of the road works will be reflected in the respective bid price (e.g. Dynasty Heights (New Kowloon Inland Lot 5924) at Lung Cheung Road).

4. There are also cases involving private development proposed by a land owner at a site for which the Government does not have any plan or programme to develop. If the particular site is not served by any existing road or the capacity of the existing roads is not capable of meeting the traffic generated by the proposed development, the owner will have to undertake to carry out the necessary road works at his own cost before his development proposal would be approved by the relevant authorities (e.g. Symphony Bay (Tai Po Town Lot 146) in Cheung Muk Tau, Tai Po).

5. The Cyberport development comprises a Cyberport Portion and a Residential Portion. The Government is responsible for providing the roads serving the Cyberport development as part of the essential infrastructure. The Government, through the three limited companies we have set up for undertaking the Cyberport project, is the grantee of the land and will retain ownership and title to it. The Cyberport developer shall not obtain any title to the land comprised in the Cyberport Portion and the Residential Portion save for the grant of the Development Right which will enable it to design, develop and construct and market the Cyberport Portion and the Residential Portion as an integrated development. The developer will be required to hand back to the Government the completed Cyberport Portion and the units in the Residential Portion will be sold in the open market.

Planning and Lands Bureau
Information, Technology and Broadcasting Bureau
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