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Replies to supplementary questions raised by Finance Committee Members in examining the Estimates of Expenditure 2020-21

Director of Bureau : Secretary for Development

Session No. : 16

Consolidated e-file name : DEVB(PL)-2S-e1.docx

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CONTROLLING OFFICER'S REPLY

S-DEVB(PL)01

(Question Serial No. S0077)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In Reply Serial No. DEVB(PL)023, it is stated that feasibility studies for the three urban squatter areas had commenced in mid-2019 and would continue until 2021; and only after then would the three urban squatter areas be able to proceed to integrated planning and development. However, for the development of brownfield sites, it is stated that the departments concerned would examine how to further simplify and expedite the subsequent work, including compressing the time required for engineering feasibility studies (EFSs) as far as possible, speeding up such statutory procedures as rezoning, gazettal of works and land resumption immediately upon completion of EFSs. In this connection, will the Government inform this Committee of the following:

1. Will the development approach for brownfield sites be adopted for the plans of the three urban squatter areas development, i.e. to expedite the work process and pursue certain procedures concurrently?
2. When conducting feasibility studies for projects, is it possible for the departments concerned to commence clearance of squatter structures or other operations on government land in advance, such that clearance and land resumption could be completed concurrently with the planning process?
3. In the long term, will the Government further simplify and expedite the work process for all development projects, such that land will be made available for development as soon as possible?

Asked by: Hon HO Kai-ming

Reply:

Under the Government's multi-pronged land supply strategy, we have been taking forward various development initiatives in full steam wherever possible. For the Engineering Feasibility Studies (EFSs) on the land use and supporting infrastructure of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village commissioned by the Civil Engineering and Development Department, studies are in progress for completion in 2021. During the EFS stage, the Development Bureau together with relevant bureaux/departments will explore ways to fast track the project implementation programme, including pursuing certain necessary procedures, including rezoning, gazettal of works, land resumption, funding application and tendering for construction, concurrently where circumstances permit. We will make our best endeavours in devoting similar efforts to expedite when pursuing other development projects.

Regarding the timing for conducting development-related clearances, in general, the planned use and development boundary have to be established before squatter structures are cleared for development. The confirmation of planned use and development boundary is also necessary for resumption of private land, as the Government may only invoke the Lands Resumption Ordinance (Cap. 124) to resume private land after the "public purpose" necessitating the resumption has been established.

The Government undertook in 2018 that, under normal circumstance, land resumption and clearance would not commence until after the funding approval of the Finance Committee of the Legislative Council (LegCo) has been sought for the relevant works project, and earlier commencement before funding approval would be pursued only with the agreement of the relevant LegCo Panel.

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CONTROLLING OFFICER'S REPLY

S-DEVB(PL)02

(Question Serial No. S0078)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

As reflected from the data in the reply, the market is not particularly enthusiastic about the measure of revitalisation of industrial buildings (IB) reactivated by the Government. As the policy in the past stressed on the floor space designated for non-industrial purposes upon conversion of IBs, six IBs of the Hong Kong Housing Authority are under planning for redevelopment into public housing, and brownfield sites will be resumed for the new development areas. However, online businesses and the related logistics industry, which have been blooming under the epidemic over the past six months need the support of floor space in IBs, and sophisticated industrial floor space is also needed for re-industrialisation, which has been advocated in recent years.

While the demand for IB floor space is increasing, available area in private and public IBs, as well as brownfield sites is ever decreasing. Will the Government offer greater support to the modern industries and the logistic industry under its land and IB policies? If so, what are the details, as well as the manpower and resources involved?

Asked by: Hon NG Wing-ka, Jimmy

Reply:

Government will continue to provide a steady industrial and commercial land supply to sustain Hong Kong's economic development and competitiveness. This includes our on-going efforts to reserve land for such purposes.

For instance, Government has reserved land of over 200 hectares (ha) for industrial uses as well as innovation and technology-related development in areas including existing or planned new development areas (NDAs), proposed extension of Yuen Long Industrial Estate, Lok Ma Chau Loop and site near Liantang/Heung Yuen Wai Boundary Control Point. We understand from Innovation and Technology Bureau that Government also plans to provide the Hong Kong Science and Technology Parks Corporation (HKSTPC) with an additional funding of \$2 billion for developing a Microelectronics Centre to provide modern manufacturing facilities, and that the Data Technology Hub and the Advanced Manufacturing Centre being developed by the HKSTPC in the Tseung Kwan O Industrial Estate will be completed in the first half of this year and in 2022 respectively.

To support the development of third party logistics services, the Airport Authority Hong Kong is developing a premium logistics centre and strengthening the airport's capability in handling high-value temperature-controlled cargoes in an effort to reinforce our leading position in air freight logistics. Also, Transport and Housing Bureau (THB) is working to release by phases two port back-up sites in Tsing Yi and Kwai Chung through public tender for developing multi-storey port back-up and modern logistics facilities as soon as practicable. Furthermore, THB commissioned a consultancy study last year to look into the long-term space requirements for the modern logistics industry amongst other things. This study will shed light on whether more land should be set aside to support the growth of the industry in addition to the 37 ha land reserved for modern logistics in the Hung Shui Kiu/Ha Tsuen NDA.

Besides, the current revitalisation scheme for industrial buildings (IBs) is expected to increase floorspace for industrial development and logistics services. Among the relevant measures, relaxation of the maximum permissible non-domestic plot ratio (PR) may be allowed, subject to the approval of the Town Planning Board (TPB), to incentivise redevelopment of pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns. This time-limited measure since October 2018 is also applicable to redevelopment of pre-1987 IBs in relevant zonings into modern IBs meeting present-day building standards and the latest industrial floorspace demand. As at 14 April 2020, out of the 19 applications approved with conditions by the TPB for minor relaxation of non-domestic PR, 12 applications of them are for market-led industrial-related redevelopment, which may potentially provide a total gross floor area of about 244 000 square meters upon completion of construction works in the next few years.

The relevant duties in relation to various initiatives mentioned above cut across staff members in different bureaux and departments as part of their overall duties. We are unable to provide a separate breakdown of the manpower and resources involved solely for these duties.

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CONTROLLING OFFICER'S REPLY

S-DEVB(PL)03

(Question Serial No. S0076)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in Reply Serial No. DEVB(PL)131 that “The LSS (Land Supply Section) is tasked to handle land sale cases under the Government’s Land Sale Programme and major lease modification/land exchange cases”. In this regard, will the Administration inform this Committee of the following:

1. The overall time required for going through all the procedures regarding the major lease modification/land exchange cases completed;
2. The application procedures involved and the time required for going through the procedures upon the issuance of provisional offer or rejection or indication of in-principle agreement by the LSS;
3. The practicability of the Lands Department to further reduce the handling time and streamline the procedures for lease modification/land exchange applications with a view to expediting land supply.

Asked by: Hon MAK Mei-kuen, Alice

Reply:

1. The time required to complete a lease modification/land exchange application could vary considerably depending on the complexity of the case and in particular the time needed to negotiate and agree on a premium with the applicant. For reference, the performance targets of processing lease modification and land exchange applications are available on the Lands Department (LandsD)’s website (<http://www.landso.gov.hk/>).

2. Upon the issuance of provisional basic terms offer (PBTO) to the applicant, the applicant will be allowed to accept the PBTO within two weeks. After the PBTO is accepted by the applicant, LandsD will continue the processing which mainly includes finalisation of land document and/or other necessary legal documents, title checking, premium assessment cum negotiation, completion of relevant statutory procedures (for example, the statutory procedures for proposed road works under the Roads (Works, Use and Compensation) Ordinance and/or resolution of specified major issues, if applicable. While LandsD seeks to complete the tasks mentioned above in parallel as far as practicable, the time required to complete the whole process of major lease modification/land exchange applications varies from case to case, depending on the complexity of each individual case.

3. The Land Supply Section has been established to expedite land supply and will continue to keep close liaison and proactively arrange inter-departmental meetings with the applicants of major lease modification/land exchange cases with a view to expediting the processing as far as possible. LandsD welcomes views from and communication with the industry on room for further streamlining the procedures for lease modification/land exchange applications.

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CONTROLLING OFFICER'S REPLY**S-DEVB(PL)04****(Question Serial No. S0082)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Land AdministrationControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

Regarding the new item "land cleared (ha)" under the "Land acquisition" indicator, please state in table form the land resumed and cleared under Public Works Programme projects, as well as respective land compensation costs and land clearance costs since 2009.

	Public Works Programme project title	Private land resumed (ha)	Land compensation costs (HK\$ million)	Ex-gratia compensation rates for resumed land (per square foot on average)	Government land cleared	Land clearance costs (HK\$ million)	Special [Ex-gratia] Cash Allowance (each eligible household on average)
2009	Example 1 Example 2 Example 3						
2010							
2011							
2012							
2013							
2014							
2015							
2016							
2017							
2018							
2019							

Asked by: Hon MAK Mei-kuen, AliceReply:

The land resumed and cleared under Public Works Programme (PWP) projects, as well as respective land compensation costs and land clearance costs since 2009 are as follow–

Year	Public Works Programme project title	Private land resumed (ha)	Land compensation costs (HK\$ million) (Note 1)	Land clearance costs (HK\$ million) (Note 1)	Ex-gratia compensation rates for resumed land (per square foot on average) (HK\$) (Note 2)	Government land cleared (Note 3)	Special Ex-gratia Cash Allowance (each eligible household on average) (HK\$) (Note 4)
2009	See Annex 1.	7.85	415.2	<p><u>Agricultural land</u></p> <p>395 (basic rate with effect from 1 April)</p> <p>439 (basic rate with effect from 1 October)</p> <p><u>Building land</u></p> <p>780 (basic rate with effect from 1 April)</p> <p>867.5 (basic rate with effect from 1 October)</p>	Not readily available	Nil	
2010	See Annex 2.	3.87	1,349	<p><u>Agricultural land</u></p> <p>496 (basic rate with effect from 1 April)</p> <p>549 (basic rate with effect from 1 October)</p> <p><u>Building land</u></p> <p>980 (basic rate with effect from 1 April)</p> <p>1,085 (basic rate with effect from 1 October)</p>	Not readily available	495,600	

Year	Public Works Programme project title	Private land resumed (ha)	Land compensation costs (HK\$ million) (Note 1)	Land clearance costs (HK\$ million) (Note 1)	Ex-gratia compensation rates for resumed land (per square foot on average) (HK\$) (Note 2)	Government land cleared (Note 3)	Special Ex-gratia Cash Allowance (each eligible household on average) (HK\$) (Note 4)
2011	See Annex 3.	2.33	549.3		<u>Agricultural land</u> 613 (basic rate with effect from 1 April) 687 (basic rate with effect from 1 October) <u>Building land</u> 1,212.5 (basic rate with effect from 1 April) 1,360 (basic rate with effect from 1 October)	Not readily available	Nil
2012	See Annex 4.	55.88	718.5		<u>Agricultural land</u> 655 (basic rate with effect from 1 April) 710 (basic rate with effect from 1 October) <u>Building land</u> 1,297.5 (basic rate with effect from 1 April) 1,407.5 (basic rate with effect from 1 October)	Not readily available	600,000

Year	Public Works Programme project title	Private land resumed (ha)	Land compensation costs (HK\$ million) (Note 1)	Land clearance costs (HK\$ million) (Note 1)	Ex-gratia compensation rates for resumed land (per square foot on average) (HK\$) (Note 2)	Government land cleared (Note 3)	Special Ex-gratia Cash Allowance (each eligible household on average) (HK\$) (Note 4)
2013	See Annex 5.	3.9	2,604.2		<u>Agricultural land</u> 790 (basic rate with effect from 1 April) 808 (basic rate with effect from 1 October) <u>Building land</u> 1,565 (basic rate with effect from 1 April) 1,600 (basic rate with effect from 1 October)	Not readily available	525,500
2014	See Annex 6.	10.47	682.9		<u>Agricultural land</u> 808 (basic rate with effect from 1 April) 808 (basic rate with effect from 1 October) <u>Building land</u> 1,600 (basic rate with effect from 1 April) 1,600 (basic rate with effect from 1 October)	Not readily available	550,000

Year	Public Works Programme project title	Private land resumed (ha)	Land compensation costs (HK\$ million) (Note 1)	Land clearance costs (HK\$ million) (Note 1)	Ex-gratia compensation rates for resumed land (per square foot on average) (HK\$) (Note 2)	Government land cleared (Note 3)	Special Ex-gratia Cash Allowance (each eligible household on average) (HK\$) (Note 4)
2015	See Annex 7.	0.78	450		<p><u>Agricultural land</u></p> <p>883 (basic rate with effect from 1 April)</p> <p>927 (basic rate with effect from 1 October)</p> <p><u>Building land</u></p> <p>1,747.5 (basic rate with effect from 1 April)</p> <p>1,835 (basic rate with effect from 1 October)</p>	Not readily available	565,700
2016	See Annex 8.	5.53	480.7		<p><u>Agricultural land</u></p> <p>927 (basic rate with effect from 1 April)</p> <p>862 (basic rate with effect from 1 October)</p> <p><u>Building land</u></p> <p>1,835 (basic rate with effect from 1 April)</p> <p>1,707.5 (basic rate with effect from 1 October)</p>	Not readily available	555,000

Year	Public Works Programme project title	Private land resumed (ha)	Land compensation costs (HK\$ million) (Note 1)	Land clearance costs (HK\$ million) (Note 1)	Ex-gratia compensation rates for resumed land (per square foot on average) (HK\$) (Note 2)	Government land cleared (Note 3)	Special Ex-gratia Cash Allowance (each eligible household on average) (HK\$) (Note 4)
2017	See Annex 9.	3.78	744.3		<u>Agricultural land</u> 927 (basic rate with effect from 1 April) 1,000 (basic rate with effect from 1 October) <u>Building land</u> 1,837.5 (basic rate with effect from 1 April) 1,982.5 (basic rate with effect from 1 October)	Not readily available	Nil
2018	See Annex 10.	0.24	529.4	34.3	<u>Agricultural land</u> 1,040 (basic rate with effect from 1 April) 1,124 (basic rate with effect from 1 October) <u>Building land</u> 2,062.5 (basic rate with effect from 1 April) 2,230 (basic rate with effect from 1 October)	86.08	Nil

Year	Public Works Programme project title	Private land resumed (ha)	Land compensation costs (HK\$ million) (Note 1)	Land clearance costs (HK\$ million) (Note 1)	Ex-gratia compensation rates for resumed land (per square foot on average) (HK\$) (Note 2)	Government land cleared (Note 3)	Special Ex-gratia Cash Allowance (each eligible household on average) (HK\$) (Note 4)
2019	See Annex 11.	68.04	264.4	11.0	<u>Agricultural land</u> 1,124 (basic rate with effect from 1 April) 1,158 (basic rate with effect from 1 October) <u>Building land</u> 2,230 (basic rate with effect from 1 April) 2,297.5 (basic rate with effect from 1 October)	70.23	Nil

Note 1: The total compensation payments for each year are in respect of PWP projects launched in or before that year. For PWP projects before 2018, the Lands Department (LandsD) does not have readily available information on the breakdown between land compensation costs and land clearance costs. The figure for each year covers total compensation payments, including land compensation costs and land clearance costs.

Note 2: When private land is resumed for public purposes, affected land owners are eligible for statutory compensation. As an alternative to statutory compensation, ex-gratia compensation under the existing ex-gratia zonal compensation system, which consists of four compensation zones (i.e. Zones A, B, C and D), is available to the affected land owners in the New Territories and the urban areas of Hong Kong and Kowloon. The rates for agricultural land zoned A, B, C and D are 120%, 75%, 50% and 30% of the basic rate for agricultural land respectively. As for building land in the New Territories, ex-gratia compensation comprises the valuation of the land in addition to the applicable rates (i.e. Zones A, B, C and D building land are 120%, 75%, 50% and 30% of the basic rate for building land respectively). The basic rates of

ex-gratia compensation for agricultural land and building land are reviewed half-yearly, by every 1 April and 1 October, to reflect changes with reference to the market conditions.

Note 3: LandsD does not have readily available information on the areas of government land cleared for PWP projects before 2018.

Note 4: The Special Ex-gratia Cash Allowance was introduced for the Hong Kong section of the Guangzhou–Shenzhen–Hong Kong Express Rail Link Project and the Liantang/Heung Yuen Wai Boundary Control Point Project. The figures of the relevant years refer to the average payment made to eligible households each year.

The Project Title of PWP projects involving land resumption in 2009

Item	Project title
1	Resumption of Land for Central -Wan Chai Bypass and Island Eastern Corridor Link
2	Tolo Harbour Sewerage of Unsewered Areas Stage I Phase IIC - Village Sewerage Works at Sheung Wo Che, Ha Wo Che, Pai Tau, Tung Lo Wan, Lok Lo Ha, Tai Lam Liu and Wu Kai Sha, Sha Tin
3	Ma On Shan Development - Roads, Drainage and Sewerage Works at Whitehead and Lok Wo Sha, Phase I
4	Resumption of Land for Public Housing near Tsing Lun Road and Tsz Tin Road in Area 54, Tuen Mun
5	Formation, Roads and Drains in Area 54, Tuen Mun, Phase 2 Package 1A - Improvement to Tsing Lun Road and Tsz Tin Road
6	Tolo Harbour Sewerage of Unsewered Areas Stage I Phase IIC - Village Sewerage at Wai Ha, Tai Po
7	Resumption of Land for Drainage Improvement Works at Shuen Wan, Tai Po
8	Tolo Harbour Sewerage of Unsewered Areas Stage I Phase IIC - Village Sewerage at Tai Mei Tuk, Wong Chuk Tsuen, Lung Mei and Lo Tsz Tin, Tai Po
9	Yuen Long and Kam Tin Sewerage Stage 3 - Village Sewerage at Chung Sam Wai , Fuk Hing Tsuen, Sai Tau Wai, Ting Fook Villas, Lam Uk Tsuen, Yeung Uk Tsuen (YL North),Tung Tau Wai and Tung Tau Wai San Tsuen at Wang Chau, Yuen Long
10	Resumption of Land for Construction Hang Hau Tsuen Channel at Lau Fau Shan, Yuen Long
11	Road Works Ancillary to Hang Hau Tsuen Channel at Lau Fau Shan

The Project Title of PWP projects involving land resumption in 2010

Item	Project title
1	North District Sewerage Stage 1 Phase 2C and Stage 2 Phase 1 (Part) - Village Sewerage Works in Fu Tei Pai, Fanling, New Territories
2	Resumption of Land for Formation of Chuk Yuen Village Resite Area, Ta Kwu Ling, New Territories
3	Cycle Tracks Connecting North West New Territories with North East New Territories - Section from Sheung Shui to Shatin
4	Widening of Tolo Highway/Fanling Highway Between Island House Interchange and Fanling - Stage 1
5	Tolo Harbour Sewerage of Unsewered Areas Stage I Phase IIC - Village Sewerage at Ting Kok, Tai Po

The Project Title of PWP projects involving land resumption in 2011

Item	Project title
1	Improvement and Extension of Kam Pok Road
2	Formation, roads and drains in Area 54, Tuen Mun, Phase 2 Package 1B - Construction of sewerage pumping station and associated rising mains
3	Development of Anderson Road - Ancillary road works

The Project Title of PWP projects involving land resumption in 2012

Item	Project title
1	Resumption of land for Development of Anderson Road - Ancillary road works
2	North District Sewerage Stage 2 Part 2A (Part) - Village Sewerage in Wu Shek Kok, Sha Tau Kok, New Territories
3	North District Sewerage Stage 2 Part 2A (Part) - Village Sewerage in Yim Tso Ha, Sha Tau Kok, New Territories
4	North District Sewerage Stage 2 Part 2A (Part) - Village Sewerage in Muk Min Tau and Tsiu Hang, Sha Tau Kok, New Territories
5	North District Sewerage Stage 2 Part 2A (Part) - Village Sewerage in San Tsuen, Sha Tau Kok, New Territories
6	Lam Tsuen Valley Sewerage - Village Sewerage at San Tsuen (Lam Tsuen), Pak Tin Kong, Chuen Shui Tseng, Lung A Pai, Ko Tin Hom and Tin Liu Ha, Tai Po
7	Construction of a Secondary Boundary Fence and New Sections of Primary Boundary Fence and Boundary Patrol Road - Phase 2 (Section from Ng Tung River To Ping Yuen River and Section from Pak Fu Shan to Lin Ma Hang)
8	Lam Tsuen Valley Sewerage - Village Sewerage at Hang Ha Po, Kau Liu Ha, San Uk Pai, Wo Tong Pui, Tong Sheung Tsuen (Remaining Part) and Tin Liu Ha (Remaining Part), Tai Po
9	North District Sewerage Stage 2 Part 2A (Part) - Village Sewerage in Shan Tsui, Sha Tau Kok, New Territories
10	Resumption of land for Regulation of Shenzhen River Stage 4 - River Channel Works
11	Regulation of Shenzhen River Stage 4 - Ancillary Road Works
12	Yuen Long and Kam Tin Sewerage Stage 3 - Village Sewerage at Nam Pin Wai, Sai Pin Wai and Ying Lung Wai, Yuen Long
13	Yuen Long and Kam Tin Sewerage Stage 3 - Village Sewerage at Tai Tong Tsuen, Yuen Long
14	Port Shelter Sewerage, Stage 2, Package C, Sewerage at Tai Ping Tsuen and Tai Shui Tseng
15	North District Sewerage Stage 2 Part 2A (Part) - Village Sewerage in Sheung Tam Shui Hang and Ha Tam Shui Hang, Sha Tau Kok, New Territories
16	Hong Kong-Zhuhai-Macao Bridge Hong Kong Link Road
17	Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities
18	Improvement of Kam Pok Road - Man Yuen Chuen Section
19	Hung Shui Kiu Development, Stage 2 - Widening of Tin Ha Road and Tan Kwai Tsuen Road (Portion for Tan Kwai Tsuen Road)
20	Resumption of Land for Development of a Bathing Beach at Lung Mei, Tai Po
21	Liantang/Heung Yuen Wai Boundary Control Point and associated works

Item	Project title
22	Port Shelter Sewerage, Stage 2, Package B, Sewerage at Wo Tong Kong, San Uk, Nam Shan, Sha Kok Mei and Kap Pin Long
23	Development of a Bathing Beach at Lung Mei, Tai Po
24	Lam Tsuen Valley Sewerage - Village Sewerage at Fong Ma Po, Chung Uk Tsuen, San Uk Tsai, Tong Sheung Tsuen and She Shan, Tai Po
25	Outlying Islands Sewerage Stage 2 - Upgrading of Mui Wo Village Sewerage Phase 2 and Mui Wo Sewage Treatment Works (Wang Tong and Mui Wo Centre)
26	North District Sewerage, Stage 2 Phase 1, Village sewerage in Tai Wo and Kau Lung Hang Lo Wai, Tai Po

The Project Title of PWP projects involving land resumption in 2013

Item	Project title
1	Tolo Harbour Sewerage of Unsewered Areas Stage 1 Phase IIC - Village Sewerage at San Tau Kok, Po Sam Pai and Lai Pek Shan San Tsuen, Tai Po
2	North District Sewerage Stage 1 Phase 2C and Stage 2 Phase 1 (Part) - Village Sewerage Works in Ping Kong, Sheung Shui
3	Tuen Mun - Chek Lap Kok Link
4	Government, institution or community facilities in Urban Renewal Authority's Kwun Tong Town Centre Redevelopment - provision of grade-separated pedestrian linkages to the Kwun Tong Town Centre Redevelopment – Yuet Wah Street pedestrian linkage
5	Tolo Harbour Sewerage of Unsewered Area Stage 2, Phase 1A - Siu Lek Yuen and Ngau Pei Sha
6	Lam Tsuen Valley Sewerage Village Sewerage at Ping Long and Tai Om, Tai Po
7	Outlying Islands Sewerage, Stage 2 - Lamma Village Sewerage Phase 2 (Village Sewerage Works at O Tsai, Po Wah Yuen, Yung Shue Long New Village, Yung Shue Long Old Village, Tai Peng)
8	Widening of Tolo Highway/Fanling Highway between Island House Interchange & Fanling - Stage 2
9	Outlying Islands Sewerage, Stage 2 - Lamma Village Sewerage Phase 2 (Village Sewerage Works at Sha Po New Village, Sha Po Old Village, Yung Shue Wan Back Street, Tai Shan West, Tai Shan East, etc)
10	Tolo Harbour Sewerage of Unsewered Area - Stage 2, Phase 2A -Tin Liu, Sha Tin
11	Tolo Harbour Sewerage of Unsewered Areas Stage I Phase IIC - Village Sewerage at Tai Mei Tuk, Wong Chuk Tsuen, Lung Mei and Lo Tsz Tin, Tai Po

The Project Title of PWP projects involving land resumption in 2014

Item	Project title
1	North District Sewerage, Stage 2 Phase 1 Village sewerage in Tai Hang, Tai Po
2	North District Sewerage Stage 2 Part 2A (Part), Village Sewerage Works in Nga Yiu Tau, Sha Tau Kok, N.T.
3	Lam Tsuen Valley Sewerage - Village Sewerage at Sha Pa, Ma Po Mei, Tai Mong Che (also known as Tai Yeung Che), Shui Wo, Pak Ngau Shek Ha Tsuen, Pak Ngau Shek Sheung Tsuen, Ping Long and Remaining Part, Tai Po
4	Tolo Harbour Sewerage of Unsewered Areas Stage 1 Phase 2C Minor Village Sewerage at Lung Mei, Wong Chuk Tsuen and Tai Mei Tuk, Tai Po
5	Resumption of Land For Public Housing Near Po Tong Ha in Area 54, Tuen Mun
6	Formation, Roads and Drains in Area 54, Tuen Mun – Phase 1 Package 1B - Construction of Remaining Part of Road L54D
7	Resumption of Land for Public Housing and Community Facilities near Siu Hang Tsuen in Area 54, Tuen Mun
8	Formation, Roads and Drains in Area 54, Tuen Mun - Phase 1 Package 1A - Construction of Part of Road L54D and Widening of Hing Fu Street and Formation, Roads and Drains in Area 54, Tuen Mun - Phase 2 Package 2 - Construction of Road L54A, Reprovision of Tong Hang Road and Widening of Tsz Tin Road
9	Formation, Roads and Drains in Area 54, Tuen Mun - Phase 1 Package 1A - Sewerage Works at Part of Road L54D, Hing Fu Street and Hing Kwai Street and Formation, Roads and Drains in Area 54, Tuen Mun - Phase 2 Package 2 - Sewerage Works at Road L54A
10	Lam Tsuen Valley Sewerage – Village Sewerage at She Shan (Remaining Part), San Tong, Wo Liu, Chai Kek and Ng Tung Chai, Tai Po
11	Tolo Harbour Sewerage of Unsewered Areas Stage 1 Phase 2C Minor Village Sewerage at Lung Mei, Tai Po

The Project Title of PWP projects involving land resumption in 2015

Item	Project title
1	North District Sewerage, Stage 2 Phase 1 Village Sewerage in Kau Lung Hang San Wai and Kau Lung Hang Lo Wai, Tai Po
2	Universal Accessibility Programme Retrofitting of Lifts to Footbridge No. KF57 Across Lung Cheung Road Near Tin Ma Court In Wong Tai Sin District
3	Tuen Mun Sewerage, Stage 1, Village Sewerage Works at Lam Tei, Tuen Mun
4	Yuen Long and Kam Tin Sewerage Stage 3 – Village Sewerage at Tsoi Uk Tsuen and Wong Uk Tsuen, Yuen Long
5	Tuen Mun Sewerage, Stage 1 - Village Sewerage Works at Yeung Siu Hang, Tuen Mun
6	North District Sewerage Stage 2 Part 2A(Part) - Village Sewerage in Nga Yiu Tau, Sha Tau Kok, New Territories

The Project Title of PWP projects involving land resumption in 2016

Item	Project title
1	Yuen Long and Kam Tin Sewerage Treatment Upgrade – Upgrading of San Wai Sewage Treatment Works
2	Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung
3	North District Sewerage, Stage 2 Phase 1 Village Sewerage in Nam Wa Po and Wai Tau Tsuen, Tai Po
4	Resumption of land for Footbridge Link at Sau Ming Road, Kwun Tong
5	Upgrading of Tuen Mun Sewerage, Phase 1 – Village Sewerage Works at Tsing Shan Tsuen (Remaining), Tuen Mun
6	Cycle Tracks Connecting North West New Territories with North East New Territories – Section from Tuen Mun to Sheung Shui
7	Upgrading of Tuen Mun Sewerage, Phase 1 Village Sewerage Works at Fuk Hang Tsuen (Upper), Tuen Mun
8	Resumption of land for purpose-built Complex of Residential Care Homes for the Elderly in Area 29 of Kwu Tung North New Development Area

The Project Title of PWP projects involving land resumption in 2017

Item	Project title
1	Resumption of land for Kai Tak Development – Infrastructure at North Apron Area of Kai Tak Airport Subway Connecting Choi Hung Estate and Kai Tak Development
2	Resumption of land for Central – Wan Chai Bypass and Island Eastern Corridor Link
3	Universal Accessibility Programme – Provision of Barrier-Free Access Facilities at Footbridge No. HF81 near the University of Hong Kong in Central and Western District
4	Upgrading of Tuen Mun Sewerage, Phase 1 Village Sewerage Works at Fu Tei Ha Tsuen, Tuen Mun
5	Resumption of land for Development at Wang Chau, Yuen Long
6	Road works - site formation and infrastructure works for Development at Wang Chau, Yuen Long
7	Universal Accessibility Programme - Provision of Lifts at Footbridge No. KF56 across New Clear Water Bay Road near Choi Wan Commercial Complex Phase II in Kwun Tong District and Wong Tai Sin District

The Project Title of PWP projects involving land resumption and clearance in 2018

Item	Project title
1	Site Formation and Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery – Widening of Sha Ling Road and Construction of Roads B and C
2	Water Supply to New Housing Developments in Sheung Shui and Fanling - Tong Hang Water Mains
3	Water Supply to New Housing Developments in Sheung Shui and Fanling - Tong Hang Fresh Water Service Reservoir
4	Cross Bay Link, Tseung Kwan O
5	Rehabilitation of Trunk Sewers in Tuen Mun
6	Water Supply to New Housing Developments in Sheung Shui and Fanling
7	Cycle Track between Tsuen Wan and Tuen Mun (Advance Works)
8	Universal Accessibility Programme – Provision of Barrier-free Access Facilities at Subway No. KS7 near MTR Choi Hung Station in Wong Tai Sin District
9	Universal Accessibility Programme – Provision of Barrier-free Access Facilities at Subway No. KS27 near San LEE Street and Shun LEE Estate in Kwun Tong District

The Project Title of PWP projects involving land resumption and clearance in 2019

Item	Project title
1	Resumption of Land for the Construction of Estate Road, Drains and Sewers of the Public Housing Development at Queen's Hill, Fanling
2	Resumption of Land for the Construction of Two Primary Schools at Queen's Hill, Fanling
3	Site Formation and Infrastructure Works for Police Facilities in Kong Nga Po
4	Site Formation and Infrastructure Works for Police Facilities in Kong Nga Po (Road Works)
5	Site Formation and Infrastructure Works for Police Facilities in Kong Nga Po (Sewerage Works)
6	Road Works – Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long – Advance Works
7	Road Works - Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long - Advance Works
8	Village Sewerage Improvement Works for Pak Ngan Heung in Mui Wo, Lantau Island
9	Outlying Islands Sewerage Stage 2 – Peng Chau Village Sewerage Phase 2, Package 1 (Formerly Known as Peng Chau Village Sewerage Phase 2, Package A)
10	Outlying Islands Sewerage Stage 2—Peng Chau Village Sewerage Phase 2, Package 1 (Formerly Known as Peng Chau Village Sewerage Phase 2, Package B)
11	Relocation of Sha Tin Sewage Treatment Works to Caverns
12	Lift and Pedestrian Walkway System between Castle Peak Road and Kung Yip Street, Kwai Chung
13	The Development of Kwu Tung North New Development Area and Fanling North New Development Area – Advance Stage and First Stage
14	Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)
15	First Stage of Site Formation and Engineering Infrastructure at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)
16	Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Sewerage Works)

- End -

CONTROLLING OFFICER'S REPLY**S-DEVB(PL)05****(Question Serial No. S0083)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Land AdministrationControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

As reflected in the relevant Indicator, a total of 218.49 hectares (ha) of government land will be cleared by the Lands Department in 2020 for the implementation of Public Works Programme (PWP) projects. Please provide the names of PWP projects that require clearance of land and their respective areas of land to be cleared this year in table form as follows:

	Name of PWP Project	Area (ha)
Total		218.49

Asked by: Hon MAK Mei-kuen, AliceReply:

The names of Public Works Programme (PWP) projects and areas of land to be cleared (including resumed land and government land) in 2020 are as follows –

Item	Name of PWP Project	Area (ha)
1	The Development of Kwu Tung North New Development Area and Fanling North New Development Area – Advance Stage and First Stage	118.698
2	Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)	
3	First Stage of Site Formation and Engineering Infrastructure at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)	
4	Advance site formation and engineering infrastructure works at Kwu Tung North New Development Area and Fanling North New Development Area (Sewerage Works)	
5	Resumption of Land for Northeast New Territories Landfill Extension	33.500
6	Widening of Western Section of Lin Ma Hang Road between Ping Yuen River and Ping Che Road	2.250
7	North District Sewerage Stage 2 Part 2A (Part) – Village Sewerage in Tong To, Sha Tau Kok	0.288
8	North District Sewerage Stage 1 Phase 2C and Stage 2 Phase 1 (Part) – Village Sewerage in Fanling Wai, Fanling (Package 2)	0.355
9	North District Sewerage Stage 1 Phase 2C and Stage 2 Phase 1 (Part) – Village Sewerage in So Kwun Po, Fanling	0.068
10	North District Sewerage Stage 1 Phase 2C and Stage 2 Phase 1 (Part) – Village Sewerage in Fanling Wai, Fanling (Package 1)	0.598
11	Resumption of Land for the Establishment of an Agricultural Park in Kwu Tung South (Phase 1)	8.370
12	The Establishment of an Agricultural Park in Kwu Tung South (Phase 1) – Road Works	2.570

Item	Name of PWP Project	Area (ha)
13	North District Sewerage Stage 1 Phase 2C and Stage 2 Phase 1 (Part) — Village Sewerage in Leng Pei Tsuen, Fanling	0.195
14	Sewerage for Ma Yau Tong, Tseung Kwan O	2.295
15	Port Shelter Sewerage, Stage 3 — Sewerage at Tseng Lan Shue and Sam Long	2.770
16	Tseung Kwan O Sewerage for Villages — Sewerage at Sun Tei Village and Au Tau	0.665
17	Tseung Kwan O Sewerage for Villages — Sewerage at Tseung Kwan O Village, Boon Kin Village and Wo Tong Kong	0.618
18	Landslip Prevention and Mitigation Programme, 2014, Package D — Landslip Prevention and Mitigation Works - Investigation, Design and Construction Feature No. 11NE-B/C1005	0.087
19	Tolo Harbour Sewerage of Unsewered Areas Stage 2, Phase 1G — Ma Niu, Sha Tin	0.627
20	Upgrading of Tuen Mun Sewerage, Phase 1, Part 2 — Village Sewerage Works at Siu Hang Tsuen, Tuen Mun	2.151
21	Upgrading of Tuen Mun Sewerage, Phase 1, Part 2 — Village Sewerage Works at Tsz Tin Tsuen, Tuen Mun	2.176
22	Upgrading of Tuen Mun Sewerage, Phase 1, Part 2 — Village Sewerage Works at Fuk Hang Tsuen (Lower), Tuen Mun	0.836
23	Widening of Castle Peak Road - Castle Peak Bay	7.310
24	Resumption of Land for Public Housing and Education Facilities near Kei Lun Wai in Area 54, Tuen Mun	3.582
25	Formation, Roads and Drains in Area 54, Tuen Mun — Phase 2 Stage 4B — Construction of Road L54B Extension and Improvement Works at Lam Tei Interchange	1.777

Item	Name of PWP Project	Area (ha)
26	Formation, Roads and Drains in Area 54, Tuen Mun — Phase 2 Stage 4B — Construction of Road L54B	0.452
27	Upgrading of Tuen Mun Sewerage — Phase 1, Part 2 — Village Sewerage Works at Po Tong Ha, Tuen Mun	0.491
28	Provision of Trunk Sewer to 3 Villages in Tai Po — Ta Tit Yan, Yuen Tun Ha and Lo Lau Uk	1.354
29	Tolo Harbour Sewerage of Unsewered Areas Stage 2, Phase 2D — Ha Wong Yi Au, Care Village and Tai Po Road — Yuen Chau Tsai, Tai Po	1.073
30	West Kowloon and Tsuen Wan Village Sewerage — Phase 1	0.615
31	Drainage Improvement Works at Yuen Long, Stage 1	1.340
32	Road Works — Site Formation and Infrastructure Works for Development at Wang Chau, Yuen Long	2.890
33	Resumption of Land for Development at Wang Chau, Yuen Long	3.955
34	Resumption of Land for the First Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area	6.460
35	Hung Shui Kiu/Ha Tsuen New Development Area Advance Works Phases 2 — Site Formation and Engineering Infrastructure (Road Works)	
36	Hung Shui Kiu/Ha Tsuen New Development Area Advance Works Phases 2 — Site Formation and Engineering Infrastructure (Sewerage Works)	
37	Outlying Islands Sewerage, Stage 2 — Lamma Village Sewerage Phase 2, Village Sewerage Works at Tai Wan To (Part), Long Tsai Tsuen and Hung Shing Ye	0.665

Item	Name of PWP Project	Area (ha)
38	Outlying Islands Sewerage Stage 2 — South Lantau Sewerage Works, Package 1	6.756
39	Outlying Islands Sewerage Stage 2 — South Lantau Sewerage Works — San Shek Wan Sewage Treatment Works and Effluent Pipes	0.545
40	Development of Anderson Road Quarry Site — Pedestrian Connectivity Facilities — Package 4	0.108
Total		218.49

- End -

CONTROLLING OFFICER'S REPLY**S-DEVB(PL)06****(Question Serial No. SV016)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Land AdministrationControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

Please provide the number of applications made to the Lands Department by small house grantees for removal of alienation restrictions after completion of a small house in the past ten years.

Asked by: Hon TAM Man-ho, JeremyReply:

In accordance with the existing policy, alienation of small houses before the issue of Certificate of Compliance is generally prohibited. If, after completion of a small house, a small house grantee intends to transfer ownership of his small house, he needs to seek the Lands Department's approval for removal of the alienation restriction. The number of applications received by New Territories District Lands Offices in the past ten years (2010 to 2019) for removal of restriction on alienation of small house grants are set out below:

Year	Number of applications received for removal of restriction on alienation
2010	613
2011	581
2012	586
2013	543
2014	642
2015	638
2016	700
2017	425
2018	515
2019	430
Total	5 673

Note: Since it takes time to process an application, the applications received during the above-mentioned period may not correspond to the applications approved during the same period.

- End -