

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)327**

**(Question Serial No. 3979)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Why is the area (hectare (ha)) of land involved in Public Works Programme projects under land acquisition in 2016 estimates is about 15 times (11.70 ha/0.78 ha) of that in 2015, while the total acquisition/clearance costs in 2016 estimates are 7 times (\$3.1845 billion/\$450.0 million) of those in 2015? Why is the increase in area double that in costs? Please give explanation for the estimates of the larger projects?

Asked by: Hon Albert HO Chun-yan (Member Question No. 54)

Reply:

The increase in the estimated costs for acquisition of private land and clearance of government land in 2016 is mainly due to higher cashflow requirements for payments of compensation and ex-gratia allowances reflecting the implementation programmes of on-going and new public works projects including: (i) Penny's Bay Reclamation (\$1,061 million), (ii) Site Formation and Associated Infrastructure Works for Purpose-built Complex of Residential Care Homes for the Elderly in Area 29 of Kwu Tung North New Development Area (\$629 million), (iii) Liantang/Heung Yuen Wai Boundary Control Point and Associated Works (Connecting Road) (about \$184 million), (iv) Liantang/Heung Yuen Wai Boundary Control Point and Associated Works (Site Formation and Civil Works) (\$100 million), (v) Yuen Long and Kam Tin Sewerage Treatment Upgrade – Upgrading of San Wai Sewage Treatment Works (about \$84 million), and about 90 other projects.

As 11.7 hectares are only the area of land to be resumed in 2016 for the new public works projects to be launched in that year, while the payment of relevant compensation and ex-gratia allowances may span across years, there is no direct relationship between the figure of land acquisition cost and that of the area of land to be resumed for each year.

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