

CONTROLLING OFFICER'S REPLY**DEVB(PL)150****(Question Serial No. 2911)**

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:

- In a paper submitted to the Legislative Council earlier, the Government set out the details of the North East New Territories Development Project in such respects as the private land required to be resumed, the government land required to be cleared and the relevant expenditure incurred by land resumption. Has the Government provided additional manpower for undertaking the land resumption work of the Project? If yes, please provide a breakdown by division/section and post.
- Please provide the estimated expenditure, area of land to be resumed and number of households involved in the following four stages of project implementation, with a breakdown by category as listed below:

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(1) The Development of Kwu Tung North New Development Area and Fanling North New Development Area – Advance Stage and First Stage			
Private agricultural land			
Private building land			
Private properties			
Crops (on private land)			
Crops (on government land)			
Compensation for squatter structures (on private land)			
Compensation for squatter structures (on government land)			
Urns (“Kam Taps”) and graves			

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
Business undertakings (on private land)			
Business undertakings (on government land)			
Removal allowance (involving private land)			
Removal allowance (involving government land)			
Others and contingency provision			

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(2) Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)			
Private agricultural land			
Private building land			
Private properties			
Crops (on private land)			
Crops (on government land)			
Compensation for squatter structures (on private land)			
Compensation for squatter structures (on government land)			
Urns (“Kam Taps”) and graves			
Business undertakings (on private land)			
Business undertakings (on government land)			
Removal allowance (involving private land)			
Removal allowance (involving government land)			
Others and contingency provision			

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(3) First Stage of Site Formation and Engineering Infrastructure at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)			
Private agricultural land			
Private building land			
Private properties			
Crops (on private land)			
Crops (on government land)			
Compensation for squatter structures (on private land)			
Compensation for squatter structures (on government land)			
Urns (“Kam Taps”) and graves			
Business undertakings (on private land)			
Business undertakings (on government land)			
Removal allowance (involving private land)			
Removal allowance (involving government land)			
Others and contingency provision			

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(4) Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Sewerage Works)			
Private agricultural land			
Private building land			
Private properties			
Crops (on private land)			
Crops (on government land)			

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
Compensation for squatter structures (on private land)			
Compensation for squatter structures (on government land)			
Urns (“Kam Taps”) and graves			
Business undertakings (on private land)			
Business undertakings (on government land)			
Removal allowance (involving private land)			
Removal allowance (involving government land)			
Others and contingency provision			

3. Please advise on the levels of land compensation values (Hong Kong Dollars per square feet) in respect of the private agricultural land and private building land to be resumed in the above development projects.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 1)

Reply:

- For the implementation of the Kwu Tong North/Fanling North New Development Area (KTN/FLN NDA) in the North East New Territories, 81 staff will be deployed in 2019-20 for preparatory work on land resumption and clearance, comprising nine professional posts and 72 technical posts.
- The details of estimated expenditure, area of land to be resumed and number of households involved in the above projects are as follows:

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(1) The Development of KTN/FLN NDA – Advance Stage and First Stage			
Private agricultural land	7,536.61	519 108.6	Not Applicable (N.A.)
Private building land	1,301.93	11 119.07	N.A.

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
Private properties	N.A.	N.A.	N.A.
Crops	75.48	N.A.	N.A.
Compensation for squatter structures	89.67	N.A.	238
Urns (“Kam Taps”) and graves	4.89	N.A.	13
Business undertakings	20.51	N.A.	N.A.
Removal allowance	12.5	N.A.	289
Others and contingency provision	1,396.01	N.A.	N.A.

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(2) Advance Site Formation and Engineering Infrastructure Works at KTN/FLN NDA (Road Works)			
Private agricultural land	1,991.96	137 508.30	N.A.
Private building land	284.79	2 492.60	N.A.
Private properties	N.A.	N.A.	N.A.
Crops	21.86	N.A.	N.A.
Compensation for squatter structures	47.2	N.A.	123
Urns (“Kam Taps”) and graves	1.34	N.A.	7
Business undertakings	27.72	N.A.	N.A.
Removal allowance	6.7	N.A.	154
Others and contingency provision	384.36	N.A.	N.A.

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(3) First Stage of Site Formation and Engineering Infrastructure at KTN/FLN NDA (Road Works)			
Private agricultural land	60.04	4 135.60	N.A.
Private building land	N.A.	N.A.	N.A.
Private properties	N.A.	N.A.	N.A.
Crops	0.17	N.A.	N.A.

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
Compensation for squatter structures	N.A.	N.A.	N.A.
Urns (“Kam Taps”) and graves	N.A.	N.A.	N.A.
Business undertakings	0.35	N.A.	N.A.
Removal allowance	0.04	N.A.	2
Others and contingency provision	9.17	N.A.	N.A.

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(4) Advance Site Formation and Engineering Infrastructure Works at KTN/FLN NDA (Sewerage Works)			
Private agricultural land	52.41	3 609.80	N.A.
Private building land	N.A.	N.A.	N.A.
Private properties	N.A.	N.A.	N.A.
Crops	0.76	N.A.	N.A.
Compensation for squatter structures	N.A.	N.A.	N.A.
Urns (“Kam Taps”) and graves	N.A.	N.A.	N.A.
Business undertakings	N.A.	N.A.	N.A.
Removal allowance	N.A.	N.A.	N.A.
Others and contingency provision	8.07	N.A.	N.A.

3. Zonal A ex-gratia compensation that prevails at time of resumption will be offered to the land owners for private land to be resumed for the KTN/FLN NDA in accordance with the established practice. The existing ex-gratia compensation rates (as at March 2019) of the New Territories (Zone A) for agricultural and building land resumed/acquired are \$1,348.8/ft² and \$2,676/ft² respectively.

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