

CONTROLLING OFFICER'S REPLY

DEVB(PL)157

(Question Serial No. 3096)

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:

- (1) Please provide the number and details of the cases in which the Lands Department (LandsD) invoked the Lands Resumption Ordinance as well as the expenditure involved in each of the past five years.
- (2) Please provide the respective project names, site areas, original land uses, original numbers of land/property interests, as well as amounts of compensation and costs of clearance arising from land resumption under the item of land acquisition for Public Works Programme projects in the past five years.
- (3) Please provide the respective project names, site areas, original land uses, original numbers of land/property interests, as well as amounts of compensation and costs of clearance arising from land resumption under the item of land acquisition for railway development projects in the past five years.
- (4) Please provide the respective project names, site areas, original land uses and original numbers of land/property interests arising from land resumption under the item of land acquisition for urban renewal projects in the past five years.
- (5) Please provide the respective project names, site areas, original land uses, original numbers of land/property interests, as well as amounts of compensation and costs of clearance arising from land resumption under the item of land acquisition for Rural Planning and Improvement Strategy/Village Improvement in the past five years.
- (6) Please state which section of LandsD is responsible for carrying out the land acquisition work mentioned above. What are the staff establishment, total working hours and expenditure involved in this respect?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1051)

Reply:

- (1) In the past five years, the Government invoked the Lands Resumption Ordinance (Cap. 124) to resume private land for seven public projects. The details are tabulated below:

Financial year	The nature of project requiring resumption and clearance of land (Number of Projects)	Expenditure arising from the projects for the year (\$ million) (about)
2014-15	Public housing (2)	105.1
2015-16	Public housing (1)	13.8
2016-17	Residential care homes for the elderly (1)	26.1
2017-18	Public housing (1)	28.3
2018-19	Public housing (1) and School (1)	1.8

Note: In the same period, the Government also invoked the Lands Resumption Ordinance to resume private land for 12 projects of the Urban Renewal Authority (URA). The expenditure involved is charged to the URA and does not form part of the Appropriation Bill.

- (2) There were a total of 37 land acquisition cases for Public Works Programme projects (excluding railway development projects) in the past five financial years with land resumed under the Lands Resumption Ordinance (Cap. 124) and other ordinances. The cases are mainly for sewerage, drainage, roads, public housing and other public works. The details are tabulated below:

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2014-15	Public Housing near Po Tong Ha in Area 54, Tuen Mun	2.08	Agricultural land [35 private lots]
	Formation, Roads and Drains in Area 54, Tuen Mun – Construction of Remaining Part of Road L54D	0.34	Agricultural land [2 private lots]
	Public Housing and Community Facilities near Siu Hang Tsuen in Area 54, Tuen Mun	3.51	Agricultural land [82 private lots]

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
	Formation, Roads and Drains in Area 54, Tuen Mun – Construction of Part of Road L54D and Widening of Hing Fu Street and Formation, Roads and Drains in Area 54, Tuen Mun – Construction of Road L54A, Reprovision of Tong Hang Road and Widening of Tsz Tin Road	3.2	Agricultural land [106 private lots]
	Formation, Roads and Drains in Area 54, Tuen Mun - Sewerage Works at Part of Road L54D, Hing Fu Street and Hing Kwai Street and Formation, Roads and Drains in Area 54, Tuen Mun – Sewerage Works at Road L54A	0.08	Agricultural land [7 private lots]
	Lam Tsuen Valley Sewerage – Village Sewerage at She Shan (Remaining Part), San Tong, Wo Liu, Chai Kek and Ng Tung Chai, Tai Po	0.41	Agricultural land and Building land [112 private lots]
	Construction of Access Roads, Maintenance Access and Car Parks at She Shan, Ha Tin Liu Ha and Sheung Tin Liu Ha, Tai Po	0.71	Agricultural land [29 private lots]
	Tolo Harbour Sewerage of Unsewered Areas Stage 1 Phase IIC Minor Village Sewerage at Lung Mei, Tai Po	0.005	Agricultural land [4 private lots]
	North District Sewerage, Stage 2 Phase 1 – Village Sewerage in Kau Lung Hang San Wai and Kau Lung Hang LO Wai, Tai Po	0.68	Agricultural land and Building land [140 private lots]

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2015-16	Universal Accessibility Programme Retrofitting of Lifts to Footbridge No. KF57 Across Lung Cheung Road Near Tin Ma Court In Wong Tai Sin District	0.003	Building land [1 private lot]
	Tuen Mun Sewerage, Stage 1 – Village Sewerage Works at Lam Tei, Tuen Mun	0.022	Agricultural land and Building land [3 private lots]
	Yuen Long and Kam Tin Sewerage Stage 3 – Village Sewerage at Tsoi Uk Tsuen and Wong Uk Tsuen, Yuen Long	0.024	Agricultural land and Building land [17 private lots]
	Tuen Mun Sewerage, Stage 1 Village Sewerage Works at Yeung Siu Hang, Tuen Mun	0.029	Agricultural land [5 private lots]
	North District Sewerage Stage 2 Part 2A (Part) – Village Sewerage in Nga Yiu Tau, Sha Tau Kok, New Territories	0.02	Agricultural land and Building land [7 private lots]
	Yuen Long and Kam Tin Sewerage Treatment Upgrade – Upgrading of San Wai Sewage Treatment Works	2.27	Agricultural land [20 private Lots]
	Dualling of Hiram’s Highway Between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung	0.97	Agricultural land [73 private lots]
	North District Sewerage, Stage 2 Phase 1 Village Sewerage in Nam Wa Po and Wai Tau Tsuen, Tai Po	0.47	Agricultural land and Building land [92 private lots]

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2016-17	Footbridge Link at Sau Ming Road, Kwun Tong	0.007	Building land [1 private lot]
	Upgrading of Tuen Mun Sewerage, Phase 1 – Village Sewerage Works at Tsing Shan Tsuen (Remaining), Tuen Mun	0.004	Agricultural land [1 private lot]
	Cycle Tracks Connecting North West New Territories with North East New Territories - Section from Tuen Mun to Sheung Shui	0.192	Agricultural land [9 private lots]
	Cycle Tracks Connecting North West New Territories with North East New Territories - Section from Tuen Mun to Sheung Shui	0.058	Agricultural land [3 private lots]
	Upgrading of Tuen Mun Sewerage, Phase 1 Village Sewerage Works at Fuk Hang Tsuen (Upper), Tuen Mun	0.047	Agricultural land [5 private lots]
	Purpose-Built Complex of Residential Care Homes for the Elderly in Area 29 of Kwu Tung North New Development Area	1.50	Agricultural land and Building land [2 private lots]
	Kai Tak Development – Infrastructure at North Apron Area of Kai Tak Airport Subway Connecting Choi Hung Estate and Kai Tak Development	0.021	Building land [1 private lot]

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2017-18	Central–Wan Chai Bypass and Island Eastern Corridor Link	0.21	Building land [1 private lot]
	Universal Accessibility Programme – Provision of Barrier-Free Access Facilities at Footbridge No. HF81 near the University of Hong Kong in Central and Western District	0.018	Building land [1 private lot]
	Upgrading of Tuen Mun Sewerage, Phase 1 Village Sewerage Works at Fu Tei Ha Tsuen, Tuen Mun	0.07	Agricultural land [22 private lots]
	Development at Wang Chau, Yuen Long	2.37	Agricultural land [62 private lots]
	Road Works -- Site Formation and Infrastructure Works for Development at Wang Chau, Yuen Long	1.09	Agricultural land [29 private lots]
	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	0.008	Building land [1 private lot]
	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	0.13	Agricultural land [2 private lots]

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2018-19	Universal Accessibility Programme – Provision of Barrier-Free Access Facilities at Subway No. KS7 near MTR Choi Hung Station in Wong Tai Sin District	0.001	Building land [1 private lot]
	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	0.007	Building land [1 private lot]
	Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long - Advance Works	0.095	Building land [7 private lots]
	Village Sewerage Improvement Works For Pak Ngan Heung In Mui Wo, Lantau Island	0.009	Agricultural land [1 private lot]
	Lift and Pedestrian Walkway System Between Castle Peak Road and Kung Yip Street, Kwai Chung	0.13	Building land [1 private lot]
	Construction of Two Primary Schools at Queen’s Hill, Fanling	0.054	Agricultural land [2 private lots]

The compensation payments for projects in the Public Works Programme (excluding railway development projects) in the past five financial years were about \$576 million in 2014-15, \$557 million in 2015-16, \$518 million in 2016-17 and \$438 million in 2017-18 and \$510 million (up to end of February 2019) in 2018-19. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

- (3) In the past five years from 2014-15, the only case with land resumed under the Railways Ordinance (Cap. 519) for railway development project is the Shatin to Central Link. The land resumption for this project took place in stages, as detailed below:

Financial Year	Project Title	Area of private land involved (hectares)	Original Land Use [number of private lots resumed]
2014-15	Nil		
2015-16	Shatin to Central Link	0.08 (Note: Only the underground land stratum is resumed)	Varied users from virtually unrestricted lease, to electricity sub-station [14 private lots]
2016-17	Shatin to Central Link	0.57 (Note: Only the underground land stratum is resumed)	Varied users from virtually unrestricted lease to private residential, electricity sub-stations, and accommodation for the British Consulate-General and British Council[9 private lots]
2017-18	Shatin to Central Link	0.01 (Note: Only the underground land stratum is resumed)	A public fee-paying underground carpark, and the Hong Kong Academy for Performing Arts [2 private lots]
2018-19	Nil		

The compensation payments for railway development projects in the past five financial years were about \$23 million in 2014-15, \$88 million in 2015-16, \$45 million in 2016-17 and \$24 million in 2017-18 and \$29 million (up to end of February 2019) in 2018-19. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

- (4) The details of the cases in which LandsD invoked the Lands Resumption Ordinance for urban renewal projects in the past five financial years are as follows:

Financial Year	Project Names	Location	Area of private land involved	Original Land Use (under Lease)	Original Numbers of Property Interests
2014-15	KC-007	Kowloon City Road/Sheung Heung Road, Ma Tau Kok, Kowloon	1 384m ²	Virtually unrestricted	118

Financial Year	Project Names	Location	Area of private land involved	Original Land Use (under Lease)	Original Numbers of Property Interests
	DL-2:SSP	Hai Tan Street, Sham Shui Po, Kowloon	422.71m ²	Virtually unrestricted	71
	DL-3:YTM	Pine Street/Oak Street, Tai Kok Tsui, Kowloon	753.25m ²	Virtually unrestricted	97
	DL-4:SSP	Kowloon Road/Kiu Yam Street, Sham Shui Po, Kowloon	542.7m ²	Virtually unrestricted	79
	DL-5:SSP	Tung Chau Street/Kweilin Street, Sham Shui Po, Kowloon	1,489.98m ²	Virtually unrestricted	171
	DL-8:KC	Kai Ming Street, To Kwa Wan, Kowloon	505.3m ²	Virtually unrestricted	49
2015-16	DL-6:YTM	Fuk Chak Street/Li Tak Street, Tai Kok Tsui, Kowloon	775.21m ²	Virtually unrestricted	54
	YTM-010	Reclamation Street/Shantung Street, Mongkok, Kowloon	1 389.91m ²	Non-industrial and no factory building	173
	SSP-016	Castle Peak Road/Un Chau Street, Sham Shui Po, Kowloon	1 642.24m ²	Virtually unrestricted	101

Financial Year	Project Names	Location	Area of private land involved	Original Land Use (under Lease)	Original Numbers of Property Interests
2016-17	DL-10:KT	Hang On Street, Kwun Tong, Kowloon	789.7m ²	Residential and G/F for residential/commercial	90
	DL-11:YTM	Ash Street, Tai Kok Tsui, Kowloon	417.5m ²	Non-industrial	78
2017-18	Nil				
2018-19	SSP-015	Tonkin Street/Fuk Wing Street, Sham Shui Po, Kowloon	1 056.87m ²	Virtually unrestricted	81

The expenditure involved for resumption of private land for the above projects is charged to the URA and does not form part of the Appropriation Bill.

- (5) The projects involving land resumption by LandsD under the Rural Planning and Improvement Strategy/Village Improvement schemes (of which LandsD is not responsible for actual implementation) in the past five financial years were as follows:

Financial Year	Details of the works involved	Area of private land involved (hectares)
2014-15	Construction of a new access ramp at She Shan Road and construction of a new access road of 320 m long at Ha Tin Liu Ha and Sheung Tin Liu Ha.	0.71
2015-16	-	
2016-17	-	
2017-18	-	
2018-19	-	

The compensation payments for Rural Planning and Improvement Strategy/Village Improvement schemes in the past five financial years were about \$7.3 million in 2014-15, \$4.3 million in 2015-16, \$0.2 million in 2016-17 and \$1.3 million in 2017-18 and \$18.5 million (up to end of February 2019) in 2018-19. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

- (6) The Urban Renewal Section (URS) of LandsD is responsible for land administrative issues relating to urban renewal, including but not limited to land resumption for urban renewal projects. The amount of \$42,719,000 is the provision for salaries and acting allowances for the 55 staff of various ranks of the Section.

Other than the staff cost for URS mentioned above, staff and estimated expenditure involved in undertaking all other land resumption and clearance works in 2018-2019 are about 309 officers in the District Lands Offices and Headquarters and about \$167 million respectively.

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