

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 5008)

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 the Estimates that the Department will “continue with undertaking land administration and handling compensation claims in respect of railway development projects by the railway corporations and urban renewal projects by the Urban Renewal Authority (URA)”. Please inform this Committee of the following:

1. When the Government invokes the Lands Resumption Ordinance for projects by the URA, how long do the various procedures take?
2. Please set out each of the procedures and the time required.
3. Please state the reason(s) if the above information cannot be provided.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2039)

Reply:

For the implementation of Urban Renewal Authority (URA)'s urban renewal projects, URA will first acquire the property interests involved by agreement. If necessary, land resumption under the Lands Resumption Ordinance (Cap.124) may be invoked. When the Chief Executive in Council approves the resumption of land for implementation of an urban renewal project, the Lands Department (LandsD) will, pursuant to the Ordinance, affix a notice on the land and publish it in the Gazette shortly after the approval. The private land to be resumed will revert to the Government on expiration of the notice period stated in the notice. Under normal circumstances, notice period of three months prior to resumption will be given. LandsD will then make an offer of compensation to the former owners within 28 days from the date on which the land reverts to the Government. If they accept the offer, LandsD will arrange payment of the compensation, depending on the complexity of the case, generally in a few weeks' time after title checking and completion of necessary document. If the former owners do not accept the compensation offer, they may submit a

claim to LandsD for consideration or refer the case to the Lands Tribunal for determination of the amount of compensation. The time for settling the claims would depend on the circumstances of individual cases. As a general reference, among the claims settled for the urban renewal projects having invoked Lands Resumption Ordinance in the past five financial years from 2014-15 to 2018-19, about half of the claims were settled within one year. LandsD will in parallel arrange compensation and rehousing for the occupiers before the site is handed over to URA for construction.

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