(Question Serial No. 3037)

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 was mentioned in last year’s Reply Serial No. DEVB(PL) 190 that the Lands Department (LandsD) would in due course review whether and how its work in collating information on the 10-year forecast for small house demand for specific individual recognised villages would be affected taking into account the developments of the judicial review proceedings.

In this connection, will the Government inform this Committee of:

1. The details of applications for inclusion in the List of Recognised Villages received since 2002, including the names and locations of the villages involved, the years in which these applications were first received and their outcomes, as well as the primary grounds for rejection of some of these applications.

2. The numbers of male indigenous villagers of recognised villages under the List of Recognised Villages in the past five years and the numbers of them with small houses built.

3. A breakdown of recognised villages by the List of Recognised Villages regarding the 10-year forecast for small house demand given by the Village Representative(s) of each recognised village as at 1 March 2020.

 Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 22)
Reply:

1. Currently, the Lands Department (LandsD) considers and examines applications for inclusion in the List of Recognised Villages based on the following five basic criteria:

   (i) whether the village was in existence in 1898;
   (ii) whether the village name appeared on both the Demarcation District sheets produced between 1899 and 1904 and the Block Government Leases that came into effect in 1905;
   (iii) whether there are private lots within the village area on which erection of houses is allowed under the land lease;
   (iv) whether village houses had been granted on concessionary terms in the village before the implementation of the Policy; and
   (v) whether there must be signs of continuous habitation by indigenous villagers within the village since 1945.

Since 2002, LandsD received applications from three villages for inclusion in the List of Recognised Villages, namely, Kap Lung Village in Yuen Long, Yuen Long Kau Hui and Leung Tin Tsuen in Tuen Mun respectively in 2004, 2006 and 2013. Kap Lung Village in Yuen Long fully met the above five basic criteria and has been included in the List of Recognised Villages since 2005, while Yuen Long Kau Hui and Leung Tin Tsuen in Tuen Mun have not been included in the List of Recognised Villages as they failed to meet the above five basic criteria.

2. LandsD does not have statistics on the number of indigenous villagers in the New Territories nor the number of those eligible for applying for small house grants.

The demand for small houses may change with factors such as the birth and growth of indigenous villagers. Whether or not an indigenous villager will apply for a small house grant depends on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years old or above will submit an application.

The number of small houses completed with Certificate of Compliance (CC) issued by LandsD in the past five years (2015 to 2019) is set out below –

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of small houses completed with CC issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>904</td>
</tr>
<tr>
<td>2016</td>
<td>814</td>
</tr>
<tr>
<td>2017</td>
<td>799</td>
</tr>
<tr>
<td>2018</td>
<td>851</td>
</tr>
<tr>
<td>2019</td>
<td>817</td>
</tr>
</tbody>
</table>
3. The 10-year forecast for small house demand for specific individual recognised villages as mentioned in the question is a piece of information that may be collated at the time when the Town Planning Board considers a statutory plan covering the villages concerned. Such information is collected by LandsD from the relevant Village Representatives on the request of the Planning Department for the latter’s reference in the town planning work. LandsD does not keep or update such information for all recognised villages.

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