

Government posts notices of land resumption for first phase development of Kwu Tung North New Development Area and Fanling North New Development Area

The Lands Department (LandsD) posted today (September 26) notices in accordance with section 4 of the Lands Resumption Ordinance (Chapter 124), section 14 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370), section 14 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Chapter 358 Subsidiary Legislation AL) and section 4 of the Land Acquisition (Possessory Title) Ordinance (Chapter 130) for the resumption of land for the implementation of the first phase development of Kwu Tung North New Development Area and Fanling North New Development Area (KTN and FLN NDAs). The development comprises the advance stage and first stage site formation works in these two NDAs for new town development, Fanling Bypass as well as associated infrastructure works.

A total of 784 private lots with an area of about 68 hectares and the land being occupied by nine graves with an area of about 752.8 square metres will be resumed. The said land will revert to the Government upon the expiry of a period of three months from the date of affixing the notices of land resumption (i.e. December 27, 2019). The Government will offer ex-gratia land compensation to the relevant land owners.

For the affected households and business undertakings within the works area, the above-mentioned land reversion date is not their departure deadlines. Affected households should note the departure deadlines (ranging from the first half of 2020 to the second half of 2022) as indicated in the letters issued by the LandsD to them on or after July 31, 2019. The LandsD will also issue a letter to each business undertaking starting from October to confirm its departure deadline (ranging from the first half of 2020 to the first half of 2023). In accordance with the applicable procedures, the LandsD will post notices again in relevant areas three months before the departure deadlines of affected households and business undertakings.

Eligible households affected by the first phase development were allocated with rehousing flats of the Hong Kong Housing Authority (HA) from mid-July, and have recently been moving in. Eligible households which had applied for rental units in existing estates under the Hong Kong Housing Society (HKHS) have also been allocated units in HKHS estates. In addition, although there is no concrete timetable yet for works in the remaining phase of the NDAs (the departure date of households is expected to be some time in or after 2023), eligible households which are affected by the remaining phase development and have submitted applications for voluntary early departure from and surrendering of their squatter structures have also been receiving flat offer letters from the HA since late August.

The Government will continue to maintain close liaison with the relevant land owners and affected households and business undertakings, and properly handle their compensation and rehousing matters.

The KTN and FLN NDAs, upon full development, will provide a total of about 71 800 housing units. The first phase development will provide about 21 000 housing units, of which 18 000 are public housing units. Population intake of the first batches of private and public housing is expected in 2023-24 and 2026-27 respectively.