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Details of the affected business premises

Photo of the Affected Business Premises



Source: Geoinfo Map

Extracted from the Government Notice (G.N.) 8094 gazette on 12.12.2025

G.N. 8094

LANDS DEPARTMENT

LANDS RESUMPTION ORDINANCE (Chapter 124)
(Notice under section 2A)

PROPOSAL FOR LAND RESUMPTION
RESUMPTION OF LAND FOR THE DEVELOPMENT OF
SAN TIN TECHNOPOLE (PHASE 2) AT YUEN LONG

To the owners and occupiers of and every person having a right in relation to all those pieces or parcels of land in the New Territories more particularly described below and shown coloured orange on the Resumption Plan No. YLM11695 ('the Resumption Plan') and all those pieces or parcels of land in the New Territories shown coloured orange stippled black on the Resumption Plan:—

Lots Nos. 185, 186, 187, 188, 201, 202, 203, 204, 205, 206, 207, 209, 210, 212, 213, 214, 215, 217, 223, 225 (Portion), 228 S.A., 228 RP, 230, 234, 235, 237, 238, 239, 240, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 257, 259, 270, 273, 274, 275, 279, 280, 281, 282, 283, 285, 286, 287, 288, 289, 290, 292, 293, 295, 303, 304, 305, 306, 307, 308, 309, 310, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 335, 336, 337, 338, 339, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 367 S.A., 367 RP, 369, 370, 371, 372, 373, 374, 375, 377, 378 S.A., 378 RP, 379, 380, 381, 382, 383, 384, 385, 387, 388, 389, 390 S.A., 390 RP, 391, 392, 393, 394, 395 S.A., 395 RP, 397, 399, 400, 401, 402, 404, 405, 406, 407, 409, 410, 411, 415, 416, 417, 418, 419, 420, 421, 422 S.A., 422 RP, 423, 424, 425, 426, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 445, 446, 447, 448, 450, 451, 452, 455, 456, 457, 458 S.B. ss.1, 458 S.B. RP, 461, 462, 463, 464, 465, 466, 467, 468 S.A., 468 RP, 469, 470, 471 S.A., 471 RP, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 490, 492, 494, 495, 499, 500 S.A., 500 RP, 501, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 515, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 537, 538 and 543 all in Demarcation District No. 98;

Lots Nos. 457 RP, 458, 459, 460, 461, 463, 464, 465 S.A., 465 RP, 466, 568 RP, 569, 570, 571, 572, 573, 574, 575 S.A., 575 RP, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603 RP, 604 RP, 605 RP, 630, 631, 695 RP, 701, 704, 705 S.A., 705 S.B., 705 RP, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 722, 723, 724, 725, 726, 727, 729, 730, 731 S.A., 731 RP, 733, 734, 735, 736, 737, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 752, 753, 754, 756, 757, 758, 759, 760, 761, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 782, 849, 851, 852, 853, 854, 855, 856 (Portion), 857 (Portion), 859, 860, 861, 862, 863, 864, 865, 867 RP, 868 RP, 869, 870, 871, 873, 874, 875, 876, 877 RP, 878 RP, 879, 880, 881 RP, 882, 883 RP, 884, 885 RP, 886 RP, 889 RP, 891, 892, 894 RP, 897 RP, 907 RP, 908 RP, 911 RP, 912 RP, 916 RP, 917, 919, 921, 922, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942 RP, 943 RP, 946 RP, 947, 948, 949, 950, 955 RP, 957 RP, 958 RP, 961 RP, 962 RP, 964, 965, 966, 967, 968, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 983, 984, 986, 987, 988, 1000 RP, 1001 RP, 1003, 1004, 1005, 1006 RP, 1011, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066 S.A., 1066 S.B., 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078,

- (ii) for the purposes of, or incidental to works or use as defined by section 2(1) of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) proposed or to be proposed under that Ordinance in the Project Area;
- (iii) for the purposes of, or incidental to works proposed or to be proposed under 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) in the Project Area; and
- (iv) for the purposes of, or incidental to, any scheme, as defined by section 2 of the Railways Ordinance (Chapter 519), proposed or to be proposed under that Ordinance.

A copy of this notice and the Resumption Plan have been deposited in the Land Registry. The electronic version of this notice and the Resumption Plan may be viewed on the Lands Department website (<https://www.land.gov.hk/en/resources/gov-notices/acq.html>) after this notice is published in the *Gazette*. A copy of this notice and the Resumption Plan may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

<i>Offices</i>	<i>Opening Hours (except on public holidays)</i>
Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong	Monday to Friday 9.00 a.m. to 7.00 p.m.
Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories	
District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m.

Any owner or occupier of the Land or any person having any right in relation to the Land may object to the proposal for the resumption of the Land as stated in this notice ("the Proposal") by delivering an objection in writing to the Director of Lands not later than 20 February 2026, which can be submitted *via* one of the following means:—

- (1) By post or by hand to the San Tin Lok Ma Chau Team, Acquisition Section, Lands Department at 27th Floor, CDW Building, 382 – 392 Castle Peak Road, Tsuen Wan, New Territories;
- (2) By fax to (852) 3974 5510; or
- (3) By email to (stlmc2_general@land.gov.hk).

The written objection must sufficiently identify the objector as an owner or occupier of the Land or a person having a right in relation to the Land and describe the manner in which the objector alleges he will be affected by the Proposal. An objection (i) that is not made by an owner or occupier of the Land or a person having a right in relation to the Land or (ii) that fails to sufficiently identify the

objector as an owner or occupier of the Land or a person having a right in relation to the Land or to describe the manner in which the objector alleges he will be affected by the Proposal is invalid and treated as not having been made for the purposes of section 2G of the Lands Resumption Ordinance (Chapter 124). An objection made on a ground relating to any compensation (whether monetary or non-monetary) or any financial or other assistance in connection with the Proposal is, to the extent that it is made on that ground, invalid and treated as not having been made for the purposes of section 2G of the Lands Resumption Ordinance (Chapter 124). Objectors are requested to provide their address, electronic mail address or fax number so that a reply may be given to them.

Personal Information Collection Statement

Any information, including any personal data, submitted to the Director of Lands in connection with any written objections made under section 2B of the Lands Resumption Ordinance (Chapter 124) will be used for processing the objections and other purposes directly related to the processing of the objections. The provision of any information, which may include any personal data, as required under section 2B(2) of the Lands Resumption Ordinance (Chapter 124) is obligatory. If such information, including any personal data, as required to be provided under section 2B(2) of the Lands Resumption Ordinance (Chapter 124) is not provided, the objection is invalid and treated as not having been made for the purposes of section 2G according to section 2B(3) of the Lands Resumption Ordinance (Chapter 124). The provision of any information, including any personal data, other than the information required to be provided under section 2B(2) of the Lands Resumption Ordinance (Chapter 124) is voluntary. However, it may not be possible to further process the objection if such information, including the personal data, is not sufficiently provided. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other persons, organizations or agencies to handle the objections and matters directly related to the handling of the objections. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data. Request for access to or correction of the personal data should be made in writing to the Departmental Secretary of the Lands Department at 21st Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

12 December 2025

CHIU Lee-lee, Lily *Deputy Director/Specialist, Lands Department*

Extracted from Letter Resumption Letter

電話 Tel: 3793 4289
圖文傳真 Fax: 3974 5510
電郵地址 Email: stlnc2_general@landsd.gov.hk
本署編號 Our Ref.: () in LAO/ACQ-STLMC-NMCR-2023-002-BI-060-P001
來函編號 Your Ref.:

煩請註明本署編號
Please quote our reference in your reply



地政總署
土地徵用組
新田馬洲小組
SAN TIN LOK MA CHAU
TEAM ACQUISITION SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界荃灣青山公路 382 至 392 號中環大廈 27 樓
27/F, CDW Building, 382-392 Castle Peak Road,
Tuen Wan, New Territories.

網址 Website: www.landsd.gov.hk

注意:請轉交土地業權人

致: 受影響土地業權人
(受影響私人土地的地段編號請參閱已刊登的建議收地公告)

現場派遞

重要文件

新田科技城發展計劃(第二期) 工程

根據新田科技城發展計劃(第二期)工程(下稱「該工程」)擬議收地範圍,已根據《收回土地條例》(第124章)在憲報刊登的建議收地公告列出的私人土地(下稱「該土地」)將受影響而須被政府收回。本函件旨在通知受影響土地業權人項目的擬議收地範圍及時間表,以及提供有關補償事宜的相關資料。

擬議收地範圍及時間表

2. 該工程的建議收地公告、擬議收地圖則及分階段遷出限期圖則可分別於本署及土木工程拓展署的相關專題網頁瀏覽,網址如下:

本署網頁(載有建議收地公告及擬議收地圖則)

<https://www.landsd.gov.hk/zh/resources/gov-notices/acq.html>

及

土木工程拓展署有關新田科技城的專題網頁(載有分階段遷出限期圖則)

<https://tm-santintech.hk/zh/implementation-arrangement/compensation-and-rehousing/>

或掃描以下二維碼(QR Code):



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電話 Tel: 3793 4289

圖文傳真 Fax: 3974 5310

電郵地址 Email: stlmc2_general@landsd.gov.hk

本署樣號 Our Ref.: () in LAO/ACO-STLMC-2025-002-BI-000-P001

來函編號 Your Ref.:

覆函請註明本署編號

Please quote our reference in your reply



地政總署
土地徵用組
新田落馬洲小組
SAN TIN LOK MA CHAU
TEAM ACQUISITION SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。

We strive to achieve excellence in land administration.

新界荃灣青山公路 382 至 392 號中環大廈 27 樓
27/F, CDW Building, 382-392 Castle Peak Road,
Tsuen Wan, New Territories

網址 Website: www.landso.gov.hk

致：構築物使用者（包括住戶／業務經營者）

現場派遞

重要文件

新田科技城發展計劃(第二期) 工程

由於閣下的住所／業務所在的地方將受新田科技城發展計劃(第二期)工程（下稱「該工程」）影響，閣下須於遷出限期前遷出。本函件旨在通知閣下的預計遷出日期，以及提供有關安置安排（只適用於住戶）及補償（如適用）等事宜的相關資料。

擬議遷出範圍及遷出日期

2. 根據目前工程計劃，政府最早將於2026年下半年開展收地工作。本署屆時會按相關法例在受影響的私人土地張貼收回土地公告，訂明有關私人土地業權於公告張貼後的三個月復歸政府。收回土地通告訂明的日期，只是土地業權復歸政府的日期，並不是該土地使用者的遷出限期。

3. 為了讓土地使用者有更多緩衝時間，工程部門將會為工程範圍內不同位置的土地使用者訂定分階段的遷離限期。就閣下所處的地點而言，預計遷出限期約由2028年第三季至2031年第四季。在確實遷出限期前約三個月，本署會援引《土地（雜項條文）條例》（第28章），在涉及的構築物及／或相關範圍張貼告示，通知閣下確實的遷出限期，並需要在限期屆滿前遷出涉及的構築物及相關範圍的土地。

4. 該工程的建議收地公告、擬議收地圖則及分階段遷出限期圖則可分別於本署及土木工程拓展署的相關專題網頁瀏覽，網址如下：

本署網頁(載有建議收地公告及擬議收地圖則)

本信息及其任何附件只供收件人使用，而其中可能載有與安及/或屬法律特權的資料。如蒙留意，未經許可，不得向任何第三方披露、轉傳或作其他用途。本署不承擔因收件人使用本署信息而引致的任何法律責任。This message including any attachments is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

Stamp Certificate



稅務局
印花稅署
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3201
傳真號碼 Fax No.: 2519 6740

INLAND REVENUE DEPARTMENT
STAMP OFFICE
3/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong.
網址 Web site: www.ird.gov.hk
電郵 E-mail: taxado@ird.gov.hk

印花證明書 STAMP CERTIFICATE

此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

*This stamp certificate is issued under the Stamp Duty Ordinance
and has the same legal status as conventional stamp*

(此證明書必須夾附於下列文書上，作為已加蓋印花的證明。This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 1-21-236191-0-1-7
文書性質 Nature of Instrument: 租約 Lease
文書簽立日期 Date of Instrument: 11/01/2021 (日 Day / 月 Month / 年 Year)
租金總額 Total Rent: [REDACTED]
年期 Term (如適用 If applicable): 由 From: 01/02/2021 至 To: 31/01/2031
物業地址 Property Address: A Portion of Lot No.287
in Demarcation District No.98
NT



有關人士姓名及身份
Name and capacity of parties: **業主 Landlord(s):**
(1) Smartway Investment Development Limited
租客 Tenant(s):
(1) Wah Cheong Hon Building Materials
Limited

茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No.: 21-1-0455753-5
加蓋印花日期 Date of Stamping: 11/01/2021 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid: [REDACTED]
付款方式 Payment Method: 電子付款 / 現金 Electronic Payment / Cash
簽註 / 表明 Endorsement / Denotation:
- 複本或對應本: 文書正本已加蓋印花
Duplicate or Counterpart: Original stamped with:
\$3,764.00

印花稅署署長 譚大鵬
TAM Tai-pang
Collector of Stamp Revenue

Appendix II

Details of alternative sites for relocation

Appendix II – Details of Alternative Sites for Relocation

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, San Tin, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 90, Man Kam To, New Territories
Site Area	30,190 m ² (about)	4,242m ² (about)	3,930 m ² (about)	7,130 m ² (about)	13,320 m ² (about)	2,756 m ² (about)
Accessibility	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Lin Ma Hang Road via a local access
Distance from the Original Premise	6.7 km (about)	3.6 km (about) from the original premises	4.5 km (about) from the original premises	16.7 km (about) from the original premises	20 km (about) from the original premises	11.5 km (about) from the original premises
Outline Zoning Plan	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved San Tin Technopole OZP No. S/STT/2	Draft Ngau Tam Mei OZP No. S/YL-NTM/15	Draft Lam Tei and Yick Yuen OZP No. S/TM-LTY/13	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Approved Man Kam To OZP No. S/NE-MKT/7
Zoning	“Green Belt” (“GB”) and “Conservation Area (1)” (“CA(1)”)	“Other Specified Uses” Annotated “Innovation Technology”	“Comprehensive Development Area”	“Comprehensive Development Area”	“Coastal Protection Area”	“Agriculture”
Existing Condition	Mostly vacant, covered with vegetation and occupied by fishpond	Generally flat, partially covered by vegetation and occupied by vacant temporary structures.	Hard paved and occupied by temporary structures	Hard paved and occupied by temporary structures	Occupied by temporary structures and fishponds	Generally flat and currently vacant
Surrounding Area	Surrounded by vegetation, pond, some G/IC and residential structures	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by vehicle repair workshop, holiday camp site, and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by fishpond and some temporary structures	Surrounded by temporary structures for brownfield operation
Suitability for Relocation	<u>Not suitable</u> for relocation: - Much larger than the original premises - Within the closed area - Falls within the “CA (1)” zone - Narrow roads nearby, unfriendly for heavy goods vehicles	<u>Suitable</u> for relocation: - Much larger than the original premises - No active agricultural activities - Not incompatible with the surrounding area	<u>Not suitable</u> for relocation - Much larger than the original premises - Tree felling is required. - Nearby residential development - Not compatible with the surrounding area	<u>Not suitable</u> for relocation - Much larger than the original premises - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible	<u>Not suitable</u> for relocation - Much larger than the original premises - Falls within the “Coastal Protection Area” zone - Active agricultural activities - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - In close vicinity of the Lin Ma Hang Road and Man Kam To Boundary Control Point - No active agricultural activities - Not incompatible with the surrounding area