

Annex 1

Site Notice & Lands Department

(Clearance(4) Office)

dated 23 - 10 - 2025

電話 Tel: 2462 3221
圖文傳真 Fax: 2464 7557
本署檔號 Our Ref.: LD C(4)/TM 3/24



地政總署
LANDS DEPARTMENT
清拆(四)辦事處
CLEARANCE (4) OFFICE

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
屯門大興邨興泰樓地下 28-29 室
Units 28-29, G/F, Hing Tai House, Tai Hing Estate, Tuen Mun
網址 Website: www.landsd.gov.hk

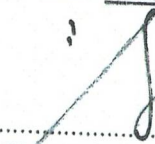
Serial No. LND/TM/004/2025

LAND (MISCELLANEOUS PROVISIONS) ORDINANCE
(Chapter 28 of The Laws of Hong Kong Special Administrative Region)
NOTICE UNDER SECTION 6(1)

LOCATION: Unleased land shown coloured pink on the attached Plan 1 in the Development of San Tin Technopole (Phase 1) at Yuen Long

TAKE NOTICE that the Authority designated pursuant to section 3 of the captioned Ordinance hereby requires unlawful occupation of the unleased land at the above location to cease **before the 23rd day of January 2026.**

Date 23 October 2025


(LEUNG Yau-tak, Richard)
for Director of Lands

NOTE:

Pursuant to section 6(2) of the Land (Miscellaneous Provisions) Ordinance (the Ordinance), if the occupation of unleased land does not cease as required by this Notice, any public officer, or other person, acting on the direction of the Authority may, with the assistance of such other public officers or other persons as may be necessary (a) remove from the unleased land the persons (if any) thereon; and (b) take possession of any property or structure on the unleased land in question. By virtue of section 6(3) of the Ordinance, any property or structure of which possession is taken under section 6(2)(b) of the Ordinance shall become the property of the Government free from the rights of any person and may be demolished or otherwise dealt with as the Authority thinks fit. Any person who, without reasonable excuse, does not cease the occupation as required by this Notice, may be convicted under section 6(4) of the Ordinance. According to section 6(5) of the Ordinance, the Authority may recover from the person convicted of an offence under section 6(4) of the Ordinance any cost incurred in or arising out of the demolition of any property or structure in the unleased land under section 6(3) of the Ordinance and the exercise of the powers conferred by section 6 of the Ordinance.

編號: LND/TM/004/2025

土地(雜項條文)條例
(香港特別行政區法例第 28 章)
根據第 6(1)條所發的通知

現公布，依據上述條例第 3 條指定的當局現飭令不合法佔用位於元朗新田科技城發展計劃(第一期)在附圖圖則一中粉紅色所示範圍內的未批租土地的情況在二零二六年一月二十三日之前停止。

地政總署署長

二零二五年十月二十三日

(梁有德

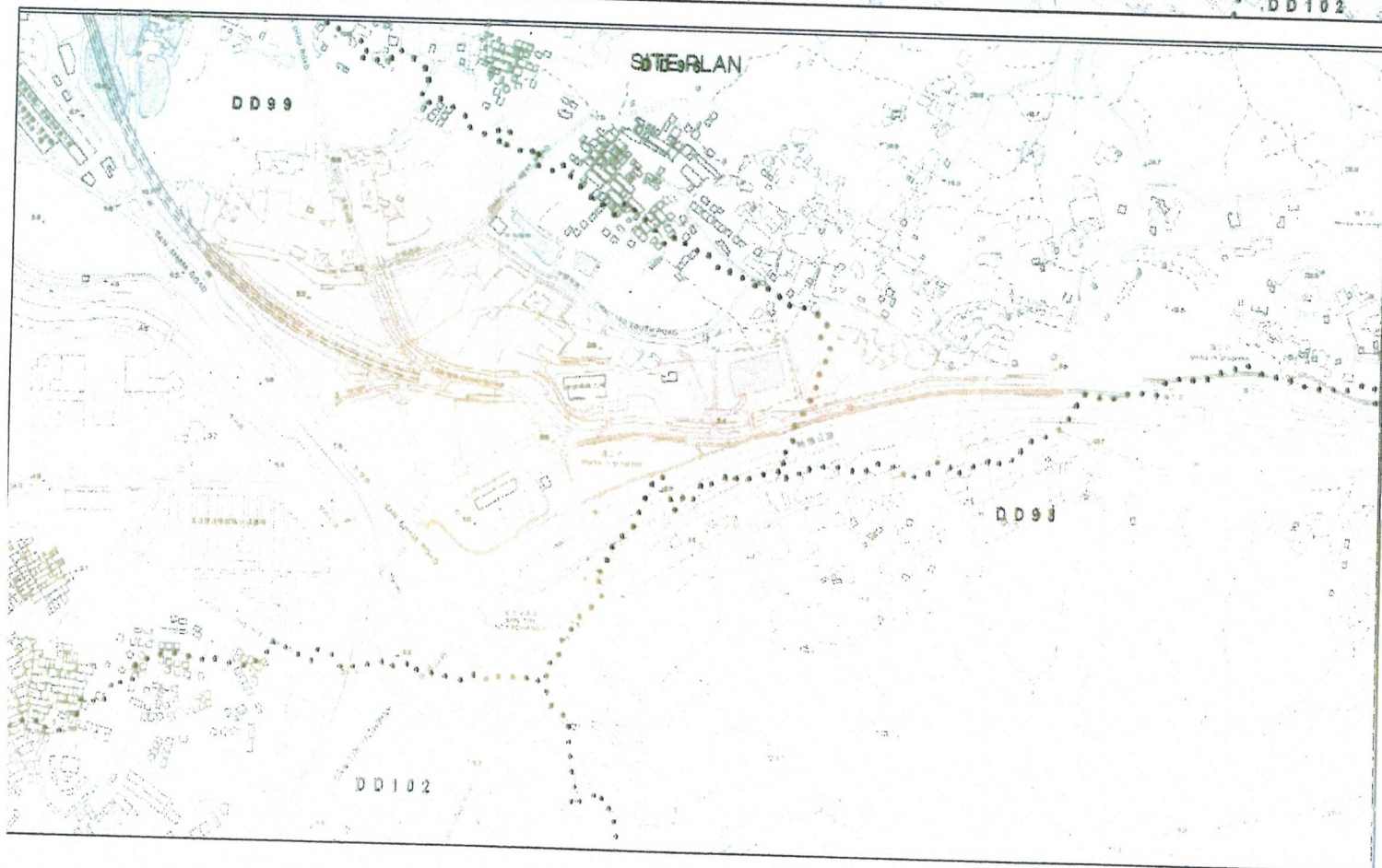
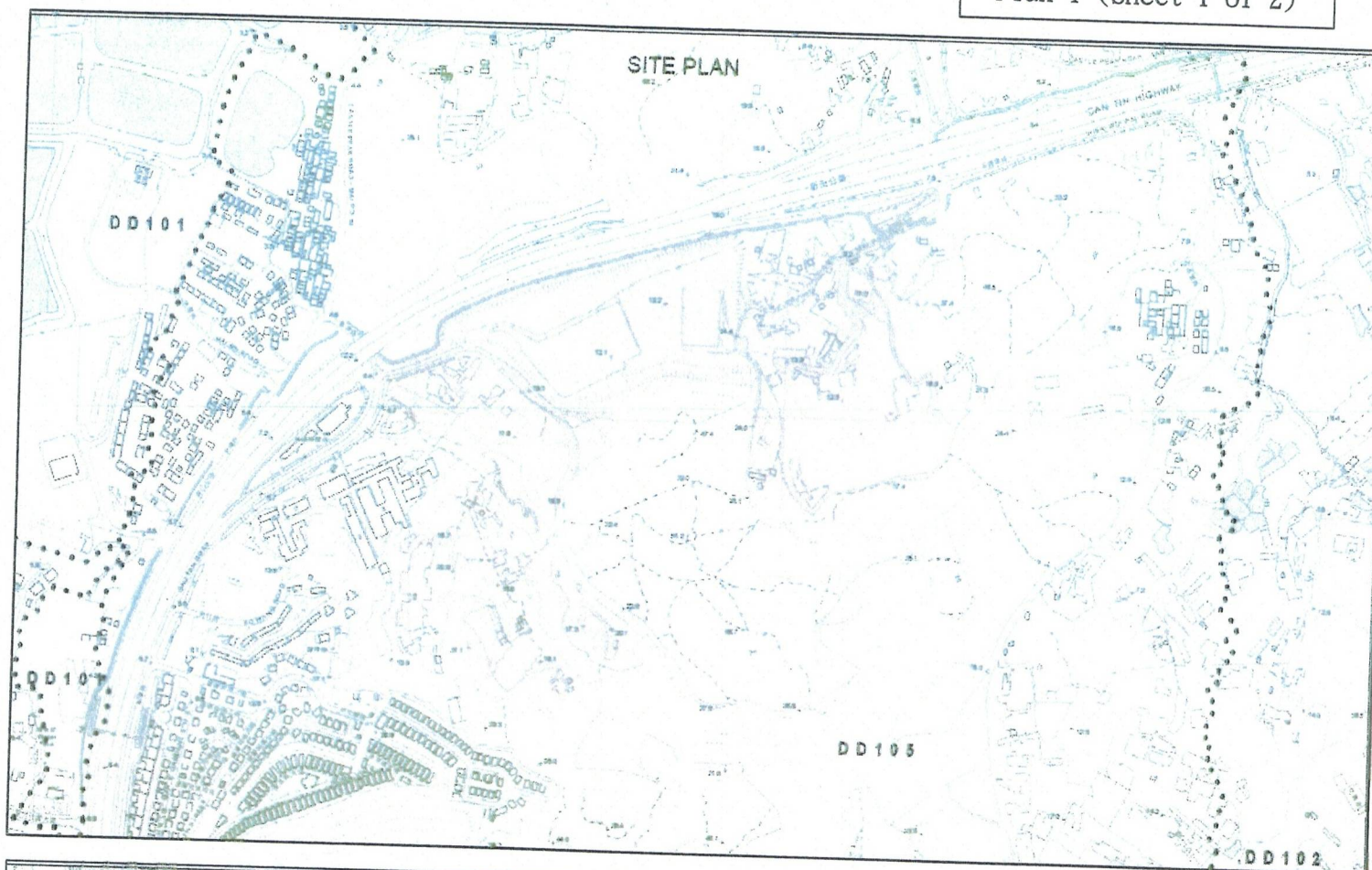


代行)

附註:

依據《土地(雜項條文)條例》(該條例)第 6(2)條，如佔用未批租土地的情況未有遵照本通知所飭令者而停止，則按當局指示行事的任何公職人員或其他人(有需要時由其他公職人員或其他人協助)，可(a)將該未批租土地上的任何人(如有的話)驅逐；及(b)接管該未批租土地上的任何財產或構築物。憑藉該條例第 6(3)條，根據該條例第 6(2)(b)條接管的任何財產或構築物即成為政府的財產而不再受任何人在該財產或構築物中的任何權益所規限，並可按當局認為適合的任何方式，將該財產或構築物拆掉或作其他處理。任何人在無合理辯解下未有遵照本通知所飭令者而停止佔用情況，可因觸犯該條例第 6(4)條而被定罪。此外，根據該條例第 6(5)條，當局可向根據該條例第 6(4)條被定罪的人收回因根據該條例第 6(3)條拆掉該未批租土地上的財產或構築物以及行使該條例第 6 條所賦權力而招致或引起的任何費用。

圖則一 (第 1 張, 共 2 張)
Plan 1 (Sheet 1 of 2)



收回土地以便在元朗進行新田科技城發展計劃 (第一期)

Resumption of Land for the Development of San Tin Technopole (Phase 1) at Yuen Long

任何財產或構築物 (包括但不限於以下構築物編號) 不合法佔用上方圖則一中粉紅色所示範圍的未批租土地的情況應在二零二六年一月二十三日之前停止。

Unlawful occupation by any property or structure (including but not limited to the following structure numbers) on the unleased land as shown coloured pink on the above Plan 1 should cease before the 23rd day of January 2026.

YLL839/B/164-173A 、 YLL839/B/203 、 YLL839/B/206 、 YLL839/B/241 、
YLL839/B/275-313 、 YLL839/B/611-615 、 YLL839/B/679-680 、 YLL839/B/688-810A 、
YLL839/B/840-1020 、 YLL839/B/1035-1037 、 YLL839/E/1-3 、 YLL839/E/5-24 、
YLL839/E/32-67 、 YLL839/E/71-115 、 YLL839/E/178-180 、 YLL839/E/183 、
YLL839/E/287 、 YLL839/E/290-296F 、 YLL839/E/298-337 、 YLL839/E/341-379 、
YLL839/E/381 、 YLL839/E/383-386 、 YLL839/E/391-409 、 YLL839/E/411 、
YLL839/E/417 、 YLL839/E/421-430 、 YLL839/E/436-442 、 YLL839/E/444-521 、
YLL839/E/523-536 、 YLL839/E/719-724 、 YLL839/E/731-745 、 YLL839/E/808-950 、
YLL839/E/969-975 、 YLL839/E/984-1075 、 YLL839/E/1189-1194 、 RD14/D/419-436 、
RD14/D/438-452 、 RD14/D/457-465 、 YLL839/H/749 & YLL839/H/1291-1292 。

Annex 2

Tenancy Agreement

2016 - 2026

土地 / 物業租賃合約

此合約訂於：5/4/2016

批約人：合約第一方為 富合益有限公司 以下簡稱“甲”
持商業登記號碼 [REDACTED]
地址在 [REDACTED]
電話：[REDACTED] 聯絡人：文先生



租 客：合約第二方為 港豐物流(國際)有限公司 以下簡稱“乙方”
持商業登記號碼 [REDACTED]
地址在 [REDACTED]
電話：[REDACTED] 聯絡人：江育文

土地 / 物業：茲甲方將第 99 約地段第 254(部份)，255(部份)，258(部份)，267(部份) 號
位於 新界 元朗 落馬洲 約 租予乙方 以下簡稱“該物業”

甲乙雙方同意訂立租約條件如下：

1. 租約期：租約期兩年
由 2016 年 4 月 6 日至 2018 年 4 月 5 日止。
租約期滿後，乙方須無條件及保持該物業良好狀況交回甲方。
2. 租金：由 2016 年 4 月 6 日至 2017 年 4 月 5 日止（特惠期壹年）
每月租金港幣 [REDACTED] 元正(HK\$ [REDACTED])。
由 2017 年 4 月 6 日至 2018 年 4 月 5 日止
每月租金港幣 [REDACTED] 元正(HK\$ [REDACTED])。
租金必須在起租日 7 日內繳交，不得藉詞拖欠，否則當毀約論。甲方有權將
此合約終止，而另租他人並追收乙方之欠租。
3. 按金：相等於兩個月租金合共港幣 [REDACTED] 元正(HK\$ [REDACTED])。
按金不可作為租金之用，退租後結清手續將無息歸還乙方。
4. 政府稅項：差餉地租由 乙 方支付、地稅由 乙 方支付、上蓋牌照費由 乙 方支付，
物業稅由 甲 方支。

NAL) COMPANY LIMITED
) 有限公司

.....
ed Signature(s)

5. 用途：停車場及貨倉。本物業祇准作為合法用途，以不抵觸本港法例為準則，否則一切責任均由乙方負責。
6. 若該土地政府有關部門須申請豁免書(Short Term Waiver)，則由甲方負責辦理申請手續及支付一切相關費用。若甲方最終未能成功申請豁免書，而引致政府有關部門發出違例發展告票，由甲方承諾負責繳付罰款及處理，一切與乙方無關。
7. 訂明乙方不可將此地之全部或部份租出或轉租與他人。
8. 水錶及電錶：由甲方提供一般供水及供電設施，每月相關費用由乙方支付。如有特別要求更改，一切費用由乙方支付，並必須得到甲方同意方可進行。
9. 租用期內，由甲興建之構築物或貨倉上蓋，如因自然損耗由甲方負責維修。如因人為破壞或其他非由甲方興建之構築物或設備，及貨倉內一切維修保養，由乙方負責維修。
10. 未得甲方同意，乙方不得擅自加建或更改原來之建築物。
11. 如政府徵收此地或業權人不許甲方使用上述地段，甲方不作任何補償給乙方；包括乙方於場內加建任何設備及建築物，甲方不須負上任何補償及責任，乙方須於指定限期內遷出，清付租用期內租金及雜費後，甲方承諾 14 天內無息退回按金予乙方（如有按金）。
12. 乙方須自投風災，水災，火災，盜竊及第三者意外責任及保險。另外，如因乙方之過失引致甲方建築物或設備損毀，甲方有權要求乙方賠償損失。
13. 如乙方不履行合約內所列明之條件，則甲方有權即時終止此合約及收回上述地段，乙方不得異議。
14. 如乙方不能完成本租約第一項所列明之租約期而提早終止合約，甲方有權追討租約期餘下之租金、甲方已支付之經紀佣金（如有）及政府厘所費。
15. 政府厘印費由甲乙雙方各付一半。
16. 本租約取代雙方過往所有之談判、聲稱、理解、承諾及協議。
17. 此合約一式兩份，各持一份存證。
18. 此合約內容如有未盡善之處，一切均照本港業主及租客(綜合)條例辦理。

甲方批約人：〔富合益有限公司〕

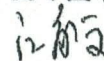
商業登記號碼：〔 〕




For and on behalf of
KONG FUNG LOGISTIC (INTERNATIONAL) COMPANY LIMITED
港豐物流(國際)有限公司

乙方承租人：〔港豐物流(國際)有限公司〕

商業登記號碼：〔 〕



Authorized Signature(s)

For and on behalf of
KONG FUNG LOGISTIC (INTERNATIONAL) COMPANY LIMITED
港豐物流(國際)

Authorized

土地 / 物業租賃合約

此合約訂於：6/11/2018

批約人：合約第一方為 富合益有限公司 以下簡稱“甲方”
持商業登記號碼
地址在
電話： 聯絡人： 文先生

租 客：合約第二方為 港豐物流(國際)有限公司 以下簡稱“乙方”
持商業登記號碼 [REDACTED]
地址在 [REDACTED]
電話：[REDACTED] 聯絡人：江育文

土地 / 物業：茲甲方將第 99 約地段第 254(部份), 255(部份), 258(部份), 267(部份) 號位於 新界元朗落馬洲 約租予乙方 以下簡稱“該物業”

甲乙雙方同意訂立租約條件如下：

1. 租約期：租約期兩年
由 2018 年 4 月 6 日至 2020 年 4 月 5 日止。
租約期滿後，乙方須無條件及保持該物業良好狀況交回甲方。
2. 租金： 2018 年 4 月 6 日至 2020 年 4 月 5 日止。
每月租金港幣 [REDACTED] 元正(HK\$ [REDACTED])。
-租金必須在起租日 7 日內繳交，不得藉詞拖欠，否則當毀約論。甲方有權將此合約終止，而另租他人並追收乙方之欠租。
3. 按金：由舊租約帶落兩個月租金合共港幣 [REDACTED] 元正(HK\$ [REDACTED])。
按金不可作為租金之用，退租後結清手續將無息歸還乙方。
4. 政府稅項：差餉地租由 乙 方支付、地稅由 乙 方支付、上蓋牌照費由 乙 方支付，物業稅由 甲 方支。
5. 用途：停車場及貨倉。本物業祇准作為合法用途，以不抵觸本港法例為準則，否則一切責任均由乙方負責。

For and on behalf of
KONG FING LOGISTIC (INTERNATIONAL) COMPANY LIMITED
港豐物流(國際)有限公司



6. 若該土地政府有關部門須申請豁免書(Short Term Waiver)，則由甲方負責辦理申請手續及支付一切相關費用。若甲方最終未能成功申請豁免書，而引致政府相關部門發出違例發展告票，由甲方承諾負責繳付罰款及處理，一切與乙方無關。
7. 訂明乙方不可將此地之全部或部份租出或轉租與他人。
8. 水錶及電錶：由甲方提供一般供水及供電設施，每月相關費用由乙方支付。如有特別要求更改，一切費用由乙方支付，並必須得到甲方同意方可進行。
9. 租用期內，由甲興建之構築物或貨倉上蓋，如因自然損耗由甲方負責維修。如因人為破壞或其他非由甲方興建之構築物或設備，及貨倉內一切維修保養，由乙方負責維修。
10. 未得甲方同意，乙方不得擅自加建或更改原來之建築物。
11. 如政府徵收此地或業權人不許甲方使用上述地段，甲方不作任何補償給乙方；包括乙方於場內加建任何設備及建築物，甲方不須負上任何補償及責任，乙方須於指定限期內遷出，清付租用期內租金及雜費後，甲方承諾 14 天內無息退回按金予乙方（如有按金）。
12. 乙方須自投風災，水災，火災，盜竊及第三者意外責任及保險。另外，如因乙方之過失引致甲方建築物或設備損毀，甲方有權要求乙方賠償損失。
13. 如乙方不履行合約內所列明之條件，則甲方有權即時終止此合約及收回上述地段，乙方不得異議。
14. 如乙方不能完成本租約第一項所列明之租約期而提早終止合約，甲方有權追討租約期餘下之租金、甲方已支付之經紀佣金（如有）及政府厘所費。
15. 政府厘印費由甲乙雙方各付一半。
16. 本租約取代雙方過往所有之談判、聲稱、理解、承諾及協議。
17. 此合約一式兩份，各持一份存證。
18. 此合約內容如有未盡善之處，一切均照本港業主及租客(綜合)條例辦理。

甲方批約人：〔富合益有限公司〕

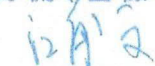
商業登記號碼：〔 〕



For and on behalf of
KONG FUNG LOGISTIC (INTERNATIONAL) COMPANY LIMITED
港豐物流(國際)有限公司

乙方承租人：〔港豐物流(國際)有限公司〕

商業登記號碼：〔 〕


Authorized Signature(s)



土地 / 物業租賃合約

此台約訂於：6/4/2020

批約人：合約第一方為 富合益管理有限公司 以下簡稱“甲
方”

持商業登記號碼 _____

地址在 _____

電話：[REDACTED] 聯絡人：文先生

租 客：台約第二方為 港豐物流(國際)有限公司 以下簡稱“乙方”

持商業登記號碼 _____

地址在 _____

電話： [REDACTED] 聯絡人： 江育文

土地 / 物業：茲甲方將第 99 約地段第 254(部份), 255(部份), 258(部份), 267(部份) 號
位於 新界元朗落馬洲 約租予乙方 以下簡稱“該物業”

甲乙雙方同意訂立租約條件如下：

1. 租約期：租約期為叁年
由 2020 年 4 月 6 日 至 2023 年 4 月 5 日 止。
租約期滿後，乙方須無條件及保持該物業良好狀況交回甲方。
2. 租金：由 2020 年 4 月 6 日 至 2020 年 12 月 31 日 止。
每月租金港幣 [REDACTED] 元正(HK\$ [REDACTED])。
2021 年 01 月 01 日 至 2023 年 04 月 30 日 止。
每月租金港幣 [REDACTED] 元正(HK\$ [REDACTED])。
租金必須在起租日 7 日內繳交，不得藉詞拖欠，否則當毀約論。甲方有權將此合約終止，而另租他人並追收乙方之欠租。
3. 按金：由舊租約帶落兩個月租金合共港幣 [REDACTED] 元正(HK\$ [REDACTED])。
按金不可作為租金之用，退租後結清手續將無息歸還乙方。
4. 政府稅項：差餉地租由 乙 方支付、地稅由 乙 方支付、上蓋牌照費由 乙 方支付，



物業稅由 甲 方支。

5. 用途：停車場及貨倉。本物業祇准作為合法用途，以不抵觸本港法例為準則，否則一切責任均由乙方負責。
6. 若該土地政府有關部門須申請豁免書(Short Term Waiver)，則由甲方負責辦理申請手續及支付一切相關費用。若甲方最終未能成功申請豁免書，而引致政府相關部門發出違例發展告票，由甲方承諾負責繳付罰款及處理，一切與乙方無關。
7. 訂明乙方不可將此地之全部或部份租出或轉租與他人。
8. 水錶及電錶：由甲方提供一般供水及供電設施，每月相關費用由乙方支付。如有特別要求更改，一切費用由乙方支付，並必須得到甲方同意方可進行。
9. 租用期內，由甲興建之構築物或貨倉上蓋，如因自然損耗由甲方負責維修。如因人為破壞或其他非由甲方興建之構築物或設備，及貨倉內一切維修保養，由乙方負責維修。
10. 未得甲方同意，乙方不得擅自加建或更改原來之建築物。
11. 如政府徵收此地或業權人不許甲方使用上述地段，甲方不作任何補償給乙方；包括乙方於場內加建任何設備及建築物，甲方不須負上任何補償及責任，乙方須於指定限期內遷出，清付租用期內租金及雜費後，甲方承諾 14 天內無息退回按金予乙方（如有按金）。
12. 乙方須自投風災，水災，火災，盜竊及第三者意外責任及保險。另外，如因乙方之過失引致甲方建築物或設備損毀，甲方有權要求乙方賠償損失。
13. 如乙方不履行合約內所列明之條件，則甲方有權即時終止此合約及收回上述地段，乙方不得異議。
14. 如乙方不能完成本租約第一項所列明之租約期而提早終止合約，甲方有權追討租約期餘下之租金、甲方已支付之經紀佣金（如有）及政府厘所費。
15. 政府厘印費由甲乙雙方各付一半。
16. 本租約取代雙方過往所有之談判、聲稱、理解、承諾及協議。
17. 此合約一式兩份，各持一份存證。
18. 此合約內容如有未盡善之處，一切均照本港業主及租客(綜合)條例辦理。

甲方批約人：（富合益管理有限公司）

商業登記號碼：

乙方承租人：（港豐物流(國際)有限公司）

商業登記號碼：



土地 / 物業租賃合約

此合約訂於：12 JUL 2023

批約人：合約第一方為 富合益管理有限公司 以下簡稱“甲方”
持商業登記號碼 [REDACTED]
地址在 [REDACTED]
電話：[REDACTED] 聯絡人：文先生

租 客：合約第二方為 港豐物流(國際)有限公司 以下簡稱“乙方”
持商業登記號碼 [REDACTED]
地址在 [REDACTED]
電話：[REDACTED] 聯絡人：江育文

土地 / 物業：茲甲方將第 99 約地段第 254(部份), 255(部份), 258(部份), 267(部份) 號
位於 新界 元朗 落馬洲 約 租予乙方 以下簡稱“該物業”

甲乙雙方同意訂立租約條件如下：

1. 租約期：租約期為叁年
由 2023 年 04 月 06 日至 2026 年 04 月 05 日止。
租約期滿後，乙方須無條件及保持該物業良好狀況交回甲方。
2. 租金：2023 年 04 月 06 日至 2023 年 06 月 05 日止。
每月租金港幣 [REDACTED] 元正(HK\$ [REDACTED]) 疫情減租。
2023 年 06 月 06 日至 2024 年 01 月 05 日止。
每月租金港幣 [REDACTED] 元正(HK\$ [REDACTED])。
2024 年 01 月 06 日至 2026 年 04 月 05 日止。
每月租金港幣 [REDACTED] 元正(HK\$ [REDACTED])。
租金必須在起租日 7 日內繳交，不得藉詞拖欠，否則當毀約論。甲方有權將
此合約終止，而另租他人並追收乙方之欠租。



3. 按金：由舊租約帶落兩個月租金合共港幣 [REDACTED] 元正(HK\$ [REDACTED])。
按金不可作為租金之用，退租後結清手續將無息歸還乙方。
4. 政府稅項：差餉地租由乙方支付，地稅由乙方支付、上蓋牌照費由甲方支付，
物業稅由甲方支。
5. 用途：停車場及貨倉。本物業祇准作為合法用途，以不抵觸本港法例為準則，
否則一切責任均由乙方負責。
6. 若該土地政府有關部門須申請豁免書(Short Term Waiver)，則由甲方負責辦理申請手續及
支付一切相關費用。若甲方最終未能成功申請豁免書，而引致政府有關部門發出違例發展
告票，由甲方承諾負責繳付罰款及處理，一切與乙方無關。
7. 若政府需要收回該土地用作發展，乙方同意交由甲方全權負責並代表乙方向政府索償損
失和/或向政府爭取作為業務經營者的補償，包括但不限於相關的特惠津貼等。乙方同意
從所得的所有補償中，支付其中百分之二十予(20%)甲方作為手續費。乙方授權甲方直
接從政府發出的補償中提取該款項，或從乙方之按金中扣除該款項，如金額不足，乙方需
在甲方發出通知後2星期內補回差額，否則乙方需要承擔所有法律責任。
8. 甲乙雙方承諾在收到政府發出的收地公告後繼續履行此合約條款，直到在政府完成清場行
動或本合約完結為止，以先發生情況為準。甲方不需向乙方就政府收地作任何賠償，包括
乙方在該土地上已加建的任何設備及建築物。乙方須於指定限期內，清付租用期內租金及
雜費後遷出。
9. 如乙方違反本合約所協議和/或處理索償不當導致影響甲方作為出租人就政府收地向政府
索償損失和/或向政府爭取補償的權利，乙方應當向甲方負責。
10. 訂明乙方不可將此地之全部或部份租出或轉租與他人。
11. 水錶及電錶：由甲方提供一般供水及供電設施，每月相關費用由乙方支付。如有特別要
求更改，一切費用由乙方支付，並必須得到甲方同意方可進行。
12. 租用期內，由甲興建之構築物或貨倉上蓋，如因自然損耗由甲方負責維修。如因人為破壞
或其他非由甲方興建之構築物或設備，及貨倉內一切維修保養，由乙方負責維修。
13. 未得甲方同意，乙方不得擅自加建或更改原來之建築物。
14. 如政府徵收此地或業權人不許甲方使用上述地段，甲方不作任何補償給乙方；包括乙方於
場內加建任何設備及建築物，甲方不須負上任何補償及責任，乙方須於指定限期內遷出，
清付租用期內租金及雜費後，甲方承諾14天內無息退回按金予乙方(如有按金)。
15. 乙方須自投風災，水災，火災，盜竊及第三者意外責任及保險。另外，如因乙方之過失引
致甲方建築物或設備損毀，甲方有權要求乙方賠償損失。
16. 如乙方不履行合約內所列明之條件，則甲方有權即時終止此合約及收回上述地段，乙方不
得異議。
17. 如乙方不能完成本租約第一項所列明之租約期而提早終止合約，甲方有權追討租約期餘下
之租金、甲方已支付之經紀佣金(如有)及政府厘所費。
18. 政府厘印費由甲乙雙方各付一半。
19. 本租約取代雙方過往所有之談判、聲稱、理解、承諾及協議。
20. 此合約一式兩份，各持一份存證。





21. 此合約內容如有未盡善之處，一切均照本港業主及租客(綜合)條例辦理。

甲方批約人：(富合益管理有限公司)

商業登記號碼：([REDACTED])

Handwritten signature of the authorized person for the landlord.



乙方承租人：(港豐物流(國際)有限公司)

商業登記號碼：([REDACTED])

Handwritten signature of the tenant.



Annex 3

Demand Note for Rates

(Jan to March 2026)

and Receipt of Payment of Rates

No. 2504184

Date: 26-Jan-2026

茲收到
Received from

交來金額
the sum of Dollars

連同拾陸圓陸角伍分
THE SUM HK\$ [REDACTED] ONLY

該款係付
in payment of

18.3.31.2026 至 2026

\$ [REDACTED]

付來現金 支票
Paid by Cash Cheque

200412

付款銀行
Bank

中國工商

收款人

Signature

交來票據兌現作實
Cheques are subject to collection

RECEIPT
據

2026年1月至3月季度徵收差餉通知書
JANUARY TO MARCH QUARTER 2026 DEMAND FOR RATES

帳目編號 ACCOUNT NUMBER

598-80020-4100-0-30

估價編號 ASSESSMENT NUMBER

598-80020-4100-0-U

此通知書不是物業的單據證明
This demand is not a proof of property ownership

註冊人姓名及通訊地址 REGISTERED PERSON'S NAME AND CORRESPONDENCE ADDRESS

FU HOP YICK MANAGEMENT LTD



N5101525

004450314-00

*
*
* 本季沒有差餉寬減。
* No rates concession for this quarter.
*
*

物業地址或名稱 ADDRESS OR DESCRIPTION OF PROPERTY

元朗 新田 落馬洲路丈量約份
第99約地段253-256 257(兩部)
258(西部) 259-261 262(北部)
264(部分) 265 266(部分) 267
(西部) 268 280及372DRP(北部)

DD 99 LOTS 253-256 257(S PTN)
258(W PTN) 259-261 262(N PTN)
264(P) 265 266(P) 267(W PTN) 268
280 & 372 DRP(N PTN)
LOK MA CHAU RD SAN TIN YUEN LONG

已收

可應繳價值 RATEABLE VALUE

可應繳率 CHARGEABLE AT

繳費 PERIOD

地租
RATES

地租
GOVERNMENT RENT

上項繳款日
Last Payment Date

22/10/2025

上項繳款額
Last Payment Amount

承上期零數 ODD CENTS B/F
01/01/2026 - 31/03/2026
零數撥入下期 ODD CENTS C/F

在此日期之前之繳款已計入此期
Payments on or before this date are
included

17/12/2025

帳目編號

ACCOUNT NUMBER

598-80020-4100-0-30

應繳總額

TOTAL AMOUNT DUE

最後繳款日期

LAST DAY FOR PAYMENT

30/01/2026

在此日期後加收附加費
Surcharge will be imposed after due date

RVD 100: 101023

QD

RECEIVED THE SUM PRINTED AMOUNT

26011-7

附註 Note(s)

* 本季沒有差餉寬減。 No rates concession is given for this quarter.

如欲以支票付款，請於支票背面註明此帳目編號

If you would like to pay by cheque, please quote the account number on the back of the cheque

帳目編號 ACCOUNT NUMBER

598-80020-4100-0-30

30/01/2026

C.R.C.
101

260117 \$

\$

(SC43, 623.00) 總額 TOTAL \$



910781010000004155000598800204100030260117130

"FPS" Payment



「轉數快」繳費

差餉物業稅局
RATING AND VALUATION DEPARTMENT

2026015-B190498

Annex 4

Photos of current site

for the use of logistic centre and open storage

Site Photo 1



Site Photo 2



Site Photo 3



Site Photo 4



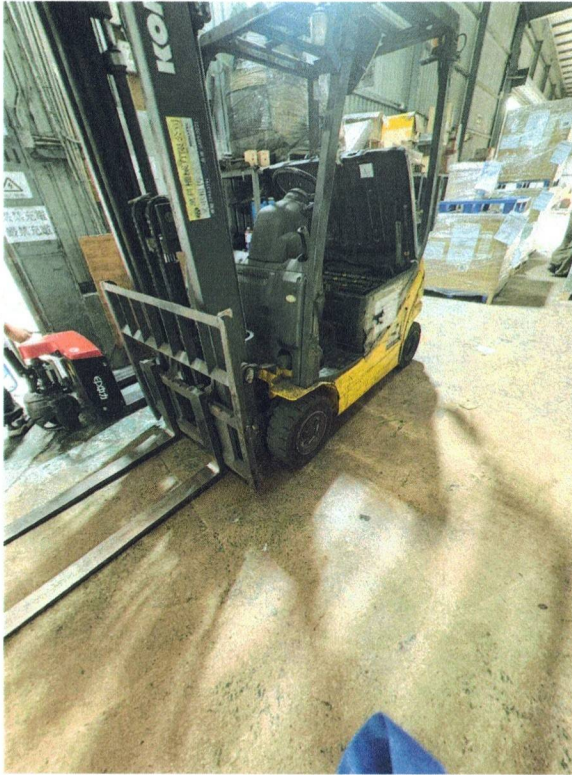
Site Photo 5



Site Photo 6



Site Photo 7



Annex 5

Letter of Lands Department

Dated 17 - 10 – 2025 & 23 - 01 - 2026

電話 Tel: 2443 1068
圖文傳真 Fax: 2473 3134
電郵地址 Email: prosey_yl@landsd.gov.hk
本署檔號 Our Ref: L/M (1) in DLOYL
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



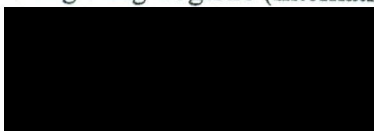
地政總署
元朗地政處
DISTRICT LANDS OFFICE/
YUEN LONG
LANDS DEPARTMENT

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.

新界元朗橋樂坊二號元朗政府合署七樓至十一樓
7/F-11/F, YUEN LONG GOVERNMENT OFFICES
2 KIU LOK SQUARE, YUEN LONG, N.T.
網址 Website : www.landsgd.gov.hk

By Registered Service

Kong Fung Logistic (International) Company Limited



(Attn: 江育文)

17 October 2025

Dear Sirs,

Proposed Tenders of
(i) Short Term Tenancy No. STTN0151
Government land at Hung Leng North Road, Ping Che in Demarcation
District Nos. 76 and 77, New Territories
(ii) Short Term Tenancy No. STTYL0269
Government land at Yuen Ching Road, Shap Pat Heung, Yuen Long, New Territories
(iii) Short Term Tenancy No. STTTP0137
Government land at Dai Kwai Street, Tai Po, New Territories
(iv) Short Term Tenancy No. STTTP0151
Government land at Dai Kwai Street, Tai Po, New Territories
(hereinafter collectively referred to as "the Premises")
for Brownfield Operators Displaced by the Public Projects as Listed in the Annex

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some

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This message including any attachment 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.

temporary sites for letting by tender by eligible operators. I am pleased to advise you that the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be downloaded from the link: <https://rstt.ctp.landsd.gov.hk/brownfield9/index.html> (Username: tenderuser, password: LandsDBfield9).

2. If you wish to participate in this tender exercise, please submit the tender in accordance with the instructions and requirements set out in the Tender Notice before the tender closing time as follows:

Short Term Tenancy No.		Tender Closing Time
STTYL0269, STTTP0137 and STTTP0151	:	<u>12:00 noon on 19 November 2025</u>
STTN0151	:	<u>4:00 p.m. on 19 November 2025</u>

Please be reminded that if the tender submitted by you does not comply with the requirements set out in the Tender Notice, it will be rejected by the Government.

3. If you intend to submit tender for more than one tenancy in this tender exercise, you must submit the tender for each tenancy in an individual sealed envelope. The sealed envelopes for tenders shall be addressed and submitted to the respective authority as follows:

Short Term Tenancy No.		Authority
STTYL0269, STTTP0137 and STTTP0151	:	<u>"The Chairman, Tender Opening Committee, Government Logistics Department"</u>
STTN0151	:	<u>"The Chairman, Quotation Opening Team, Lands Department"</u>

The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) of the Tender Notice. The relevant address label annexed with the Note for Submission

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Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate and Information Note, the English version of the said documents shall prevail.

8. For enquires regarding the Premises, please contact:

STTN0151	Ms. Eva CHAN	(Tel. No.: 2675 1509; Fax No.: 2675 9224)
STTYL0269	Mr. Jorgen MA	(Tel. No.: 2443 3019; Fax No.: 2473 3134)
STTTP0137	Ms. Christine LI	(Tel. No.: 2654 1336; Fax No.: 2650 9896)
STTTP0151	Ms. Christine LI	(Tel. No.: 2654 1336; Fax No.: 2650 9896)

9. A Chinese translation of this letter is enclosed for your reference.

Yours faithfully,



(Ms. Kit KOU)
for District Lands Officer, Yuen Long

Encls.

c.c. (Internal Files)

DLON NX 2167 (STTN0151)
DLOYL 280/YAT/2024 (STTYL0269)
DLOTP 34/TAT/69 (STTTP0137)
DLOTP 49/TAT/69 (STTTP0151)

Annex

- (i) First Phase Development of Yuen Long South Development Area
- (ii) Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
- (iii) Remaining Phase Development of Kwu Tung North/Fanling North New Development Areas
- (iv) Second Phase Development of Yuen Long South Development Area
- (v) Remaining Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
- (vi) Resumption of Land for Development at Tung Chung New Town Extension, Construction of River Park Phase 2 in Area 84, Tung Chung
- (vii) Dualling of Hiram's Highway from Marina Cove to Sai Kung Town
- (viii) Site Formation and Infrastructure Works for Public Housing Development at Area 48, Fanling
- (ix) Tolo Harbour Sewerage of Unsewered Areas Stage 2, Chek Nai Ping, Sha Tin
- (x) Site Formation and Infrastructure Works for Public Housing Development at Ching Hiu Road, Sheung Shui
- (xi) Site Formation and Infrastructural Works for Proposed Public Housing Development at Tin Wah Road, Lau Fau Shan
- (xii) Site Formation and Infrastructure Works for Public Housing Developments at San Hing Road and Hong Po Road, Tuen Mun
- (xiii) Site Formation and Infrastructure Works for Public Housing Development at Cha Kwo Ling Village, Kowloon East
- (xiv) Site Formation and Infrastructure Works for Public Housing Development at Ngau Chi Wan Village, Wong Tai Sin
- (xv) Site Formation and Infrastructure Works for Public Housing Development at Choi Shun Street, Sheung Shui
- (xvi) Site Formation and Infrastructure Works for Public Housing Development at Tai Kei Leng, Yuen Long
- (xvii) Site Formation and Infrastructure Works for Public Housing Development at Shap Pat Heung, Yuen Long
- (xviii) Site Formation and Infrastructure Works for Public Housing Development at Sha Po, Yuen Long
- (xix) Site Formation and Infrastructure Works for Public Housing Development at Tai Tau Leng, Sheung Shui
- (xx) Site Formation and Infrastructure Works for Public Housing Development at Tuen Mun Central – Phase 2
- (xxi) Drainage Improvement Works at North District – Hang Tau, Sheung Shui
- (xxii) Site Formation and Infrastructure Works for Public Housing Development at A Kung Ngam Village, Eastern, Hong Kong

- (xxiii) Northern Link Main Line
- (xxiv) Development of San Tin Technopole (Phase 1)
- (xxv) Resumption of land for the establishment of an Agricultural Park in Kwu Tung South (Phase 2 First Stage)
- (xxvi) Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132



地政總署
元朗地政處
DISTRICT LANDS OFFICE/
YUEN LONG
LANDS DEPARTMENT

電話 Tel: 2443 1068
圖文傳真 Fax: 2473 3134
電郵地址 Email: prosey_yl@landsd.gov.hk
本署檔號 Our Ref: () in
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply

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.

新界元朗橋樂坊二號元朗政府合署七樓至十一樓
7/F-11/F, YUEN LONG GOVERNMENT OFFICES
2 KIU LOK SQUARE, YUEN LONG, N.T.
網址 Website: www.landso.gov.hk

以掛號服務送達

執事先生：

擬為受附件所列公共項目影響
須遷離的棕地作業經營者而設的租賃招標安排

(i) 租賃協議編號：STTN0151

新界丈量約份第 76 約及第 77 約坪輦孔嶺北路的政府土地

(ii) 租賃協議編號：STTYL0269

新界元朗十八鄉元政路的政府土地

(iii) 租賃協議編號：STTTP0137

新界大埔大貴街的政府土地

(iv) 租賃協議編號：STTTP0151

新界大埔大貴街的政府土地

(以下統稱「該批土地」)

為協助受附於本信附件所列的公共項目涉及的收地和清拆行動影響而已遷離／即將遷離，並已在清拆前登記中記錄在案的棕地作業經營者，另覓土地重新經營，政府現時陸續推出多幅臨時用地，供合資格作業者承投。謹此通知，該批土地快將招標，現誠邀貴方承投該批土地的租約。你可於下列連結 <https://rstt.ctp.landso.gov.hk/brownfield9/index.html> (用戶名稱: tenderuser, 密碼: LandsDBfield9) 下載該批土地租約有關的文件，即「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書」、「資料便覽」及「租賃協議」(以下統稱為「有關文件」)。

2. 如有意參與是次招標，請於以下截標時間前，根據招標公告所載指示和規定提交標書：

租賃協議編號		截標時間
STTYL0269、 STTTP0137 及 STTTP0151	:	<u>2025 年 11 月 19 日中午 12 時</u>
STTN0151	:	<u>2025 年 11 月 19 日下午 4 時</u>

謹請留意，假如貴方提交的標書不符合招標公告所載的各項規定，標書將不獲政府受理。

3. 貴方如擬提交標書承投該批土地中多於一塊土地的租約，必須把每份租約的標書密封於獨立信封內，標書的密封信封面須標註及交予以下負責當局：

租賃協議編號		負責當局
STTYL0269、 STTTP0137 及 STTTP0151	:	「 <u>政府物流服務署開標委員會主席</u> 」
STTN0151	:	「 <u>地政總署拆閱報價單小組主席</u> 」

貴方需依照招標公告第 4(d)段所載於標書的密封信封面清楚註明承投租賃協議編號。隨「遞交標書須知」附上的地址標貼可貼於遞交標書的信封面。錯誤標註／交予負責當局的標書，將被取消資格。

4. 為保障其他合資格投標者的利益，

- (a) 如政府把該批土地的其中一塊土地租賃權批予某位投標者，該批土地餘下的土地不會批予同一名投標者；以及

- (b) 假如政府把該批土地的租賃權批予某位投標者，日後政府若再有此類土地招標，以助因收地和清拆行動，而已遷離／即將遷離的棕地作業經營者另覓土地，該批土地的中標者已不符合資格，因而不會獲邀提交標書。

5. 謹請注意，假如貴方是次中標，本處會依據招標公告第 13 段所載，邀請貴方前來簽立租賃協議。

6. 此外，請留意「遞交標書須知」，並點擊以下連結 <https://rstt.ctp.landsd.gov.hk/rstt/009/brownfield9.zip> (用戶名稱: tenderuser, 密碼: LandsDBfield9)，觀看影片以了解更多資訊。

7. 如有需要，貴方可先行預約，並親臨相關地政處，出示本信的正本，要求本處提供：

(a) 有關文件的硬複本；及／或

(b) 「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」及「不合謀投標確認書」的中譯本。

就相關地政處詳細資料，貴方可參閱租賃協議編號 STTYL0269 招標公告第 20 段與租賃協議編號 STTN0151、STTTP0137 及 STTTP0151 招標公告第 19 段。謹請注意，上文第 7(b)段所指文件的中譯本，僅供參考。貴方必須使用相關文件的英文本遞交標書。假如本信、「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書」及「資料便覽」的英文本與中譯本之間，有任何不一致或出現歧義之處，概以英文本為準。

8. 如欲查詢該批土地詳情，請聯絡：

STTN0151	陳健玲女士	(電話：2675 1509；傳真：2675 9224)
STTYL0269	馬文滔先生	(電話：2443 3019；傳真：2473 3134)
STTTP0137	李凱雯女士	(電話：2654 1336；傳真：2650 9896)
STTTP0151	李凱雯女士	(電話：2654 1336；傳真：2650 9896)

元朗地政專員

(高旂楓代行)

連附件

副本送

DLON NX 2167 (STTN0151)
DLOYL 280/YAT/2024 (STTYL0269)
DLOTP 34/TAT/69 (STTTP0137)
DLOTP 49/TAT/69 (STTTP0151)

2025 年 10 月 17 日

附件

- (i) 元朗南發展區第一期發展計劃
- (ii) 洪水橋／厦村新發展區第二期發展計劃
- (iii) 古洞北／粉嶺北新發展區餘下階段發展計劃
- (iv) 元朗南發展區第二期發展計劃
- (v) 洪水橋／厦村新發展區餘下階段發展計劃
- (vi) 收回土地以便進行東涌新市鎮擴展計劃，於東涌第84區興建河畔公園第二期
- (vii) 匡湖居至西貢市之間的西貢公路分隔車道工程
- (viii) 粉嶺第48區公營房屋發展之工地平整及基礎設施工程
- (ix) 吐露港未敷設污水設施地區的污水收集系統第2階段 - 沙田赤泥坪
- (x) 上水清曉路公營房屋發展之工地平整和基礎設施工程
- (xi) 流浮山天華路擬議公營房屋發展之工地平整和基礎設施工程
- (xii) 屯門新慶路及康寶路公營房屋發展之工地平整和基礎設施工程
- (xiii) 九龍東茶果嶺村公營房屋發展之工地平整及基礎設施工程
- (xiv) 黃大仙牛池灣村公營房屋發展之工地平整及基礎設施工程
- (xv) 上水彩順街公營房屋發展之工地平整和基礎設施工程
- (xvi) 元朗大旗嶺公營房屋發展之工地平整和基礎建設工程
- (xvii) 元朗十八鄉公營房屋發展之工地平整和基礎建設工程
- (xviii) 元朗沙埔公營房屋發展之工地平整和基礎建設工程
- (xix) 上水大頭嶺公營房屋發展之工地平整及基礎設施工程
- (xx) 屯門中公營房屋發展之工地平整及基礎設施工程 - 第二期
- (xxi) 北區雨水排放系統改善工程 - 上水坑頭
- (xxii) 香港東區阿公岩村公營房屋發展之工地平整及基礎設施工程
- (xxiii) 北環綫主綫
- (xxiv) 新田科技城發展計劃（第一期）
- (xxv) 收回土地以便在古洞南設立農業園(第二期首階段)
- (xxvi) 將軍澳第137區發展及將軍澳第132區對出發展

（中文譯本）

電話 Tel: 2852 4648
圖文傳真 Fax: 2850 5104
電郵地址 Email: prosecyis@landsd.gov.hk
本署檔號 Our Ref.: LANDSD DLOs-001-006-
IS-B&L-013-BATCH10-P001

來函檔號 Your Ref.

來函請註明本署檔號

Please quote our reference in your reply



地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
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.

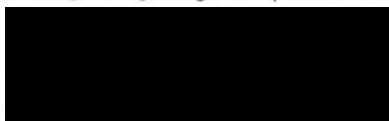
香港統一碼頭道 38 號海港政府大樓十九樓

19/F., HARBOUR BUILDING, 38 PIER ROAD, HONG KONG.

網址 Website : www.landsgov.hk

By Registered Service

Kong Fung Logistic (International) Company Limited



(Attn: 江育文)

23 January 2026

Dear Sirs,

Proposed Tenders of

(i) Short Term Tenancy No. STTIS0370

Government land at Sham Shui Kok, Lantau Island, New Territories

(ii) Short Term Tenancy No. STTYL0315

**Government land near Kiu Hing Road and Yuen Long Highway,
Yuen Long, New Territories**

(iii) Short Term Tenancy No. STTYL0325

**Government land at San Fui Street, Tong Yan San Tsuen,
Yuen Long, New Territories**

(iv) Short Term Tenancy No. STTTM0174

Government land at Lung Kwu Sheung Tan, Tuen Mun, New Territories

(hereinafter collectively referred to as "the Premises")

for Brownfield Operators Displaced by the Public Projects as Listed in the Annex

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that

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the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as “the Documents”) can be downloaded from the link: <https://rstt.ctp.landsd.gov.hk/brownfield10/index.html> (Username: tenderuser, password: LandsDBfield10).

2. If you wish to participate in this tender exercise, please submit the tender in accordance with the instructions and requirements set out in the Tender Notice before the tender closing time as follows:

Short Term Tenancy No.		Tender Closing Time
STTIS0370, STTYL0315, STTYL0325 and STTTM0174	:	<u>12:00 noon on 24 February 2026</u>

Please be reminded that if the tender submitted by you does not comply with the requirements set out in the Tender Notice, it will be rejected by the Government.

3. If you intend to submit tender for more than one tenancy in this tender exercise, you must submit the tender for each tenancy in an individual sealed envelope. The sealed envelopes for tenders shall be addressed and submitted to the respective authority as follows:

Short Term Tenancy No.		Authority
STTIS0370, STTYL0315, STTYL0325 and STTTM0174	:	<u>“The Chairman, Tender Opening Committee, Government Logistics Department”</u>

The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) of the Tender Notice. The relevant address label annexed with the Note for Submission of Tender may be used on the envelope for submitting the tender and **misplace of tender to relevant authority/address shall be disqualified.**

4. To safeguard the interest of other eligible tenderers,

- (a) in the event that the tender for tenancy of one of the Premises is accepted, the remaining sites of the Premises will not be awarded to the same tenderer; and
- (b) if the Government awards the tenancies of the Premises to any tenderer, the successful tenderer will not be eligible and will not be invited to submit tender in any subsequent tenders for sites put up by the Government to facilitate the searching for alternative sites by those brownfield operators who have been displaced or to be displaced in any resumption and clearance exercises.

5. Please note that if you are successful in this tender exercise, you will be called upon to sign or execute the Tenancy Agreement as mentioned in paragraph 13 of the Tender Notice.

6. You may also wish to take note of the Note for Submission of Tender and the video clip which can be accessed at the link: <https://rstt.ctp.landsd.gov.hk/rstt/010/Brownfield10.zip> (Username: tenderuser, password: LandsDBfield10) for information.

7. On your prior request, you can obtain:

- (a) hard copy of the Documents; and/or
- (b) Chinese translation of the Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender and Non-collusive Tendering Certificate.

in person at the respective District Lands Office as detailed in paragraph 19 of the Tender Notice (for Short Term Tenancy Nos. STTIS0370, STTYL0315, STTYL0325 and STTTM0174) upon presentation of the original of this letter. Please note that the Chinese translated documents referred to in paragraph 7(b) hereof are **for your reference only**. The tender shall be submitted by using the relevant documents in their English version. In the event of any inconsistency or ambiguity between the English version and the Chinese translation of this letter, Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate and Information Note, the English version of the said documents shall prevail.

8. For enquires regarding the Premises, please contact:

STTIS0370

Ms. Crystal LUI

(Tel. No.: 2852 4285; Fax No.: 2850 5104)

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STTYL0315	Mr. Chris CHAN	(Tel. No.: 2443 3164; Fax No.: 2473 3134)
STTYL0325	Ms. Crystal NG	(Tel. No.: 2443 3114; Fax No.: 2473 3134)
STTTM0174	Mr. Jakco WONG	(Tel. No.: 2451 3130; Fax No.: 2459 0795)

9. A Chinese translation of this letter is enclosed for your reference.

Yours faithfully,



(Ms. Doris FANG)
for District Lands Officer, Islands

Encls.

c.c. (Internal Files)

LANDSD DLOs-003-001-001-IS-B&L-NLT-STTIS0370-Main-P001 (STTIS0370)
DLO/YL 95/YAT/2025 Pt.2 (STTYL0315)
DLO/YL 16/YAT/2024 (STTYL0325)
LANDSD DLOs-003-001-001-TM-2025-STTTM0174-MAIN-P001 (STTTM0174)

Annex

- (i) Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
- (ii) Remaining Phase Development of Kwu Tung North/Fanling North New Development Areas
- (iii) Second Phase Development of Yuen Long South Development Area
- (iv) Remaining Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
- (v) Resumption of Land for Development at Tung Chung New Town Extension, Construction of River Park Phase 2 in Area 84, Tung Chung
- (vi) Dualling of Hiram's Highway from Marina Cove to Sai Kung Town
- (vii) Tolo Harbour Sewerage of Unsewered Areas Stage 2, Chek Nai Ping, Sha Tin
- (viii) Site Formation and Infrastructure Works for Public Housing Development at Ching Hiu Road, Sheung Shui
- (ix) Site Formation and Infrastructural Works for Proposed Public Housing Development at Tin Wah Road, Lau Fau Shan
- (x) Site Formation and Infrastructure Works for Public Housing Developments at San Hing Road and Hong Po Road, Tuen Mun
- (xi) Site Formation and Infrastructure Works for Public Housing Development at Cha Kwo Ling Village, Kowloon East
- (xii) Site Formation and Infrastructure Works for Public Housing Development at Ngau Chi Wan Village, Wong Tai Sin
- (xiii) Site Formation and Infrastructure Works for Public Housing Development at Tai Kei Leng, Yuen Long
- (xiv) Site Formation and Infrastructure Works for Public Housing Development at Shap Pat Heung, Yuen Long
- (xv) Site Formation and Infrastructure Works for Public Housing Development at Sha Po, Yuen Long
- (xvi) Drainage Improvement Works at North District – Hang Tau, Sheung Shui
- (xvii) Site Formation and Infrastructure Works for Public Housing Development at A Kung Ngam Village, Eastern, Hong Kong
- (xviii) Northern Link Main Line
- (xix) Development of San Tin Technopole (Phase 1)
- (xx) Resumption of Land for the Establishment of an Agricultural Park in Kwu Tung South (Phase 2 First Stage)
- (xxi) Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132

電話 Tel: 2852 4648
圖文傳真 Fax: 2850 5104
電郵地址 Email: prosecyis@landsd.gov.hk
本署檔號 Our Ref.: LANDSD DLOs-001-006-
IS-B&L-013-BATCH10-P001

來函檔號 Your Ref.

來函請註明本署檔號

Please quote our reference in your reply



地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
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.

香港統一碼頭道38號海港政府大樓十九樓

19/F., HARBOUR BUILDING, 38 PIER ROAD, HONG KONG.

網址 Website: www.landsgov.hk

掛號郵遞函件

執事先生：

擬為受附件所列公共項目影響
須遷離的棕地作業經營者而設的租賃招標安排

(i) 租賃協議編號：STTIS0370

新界大嶼山深水角的政府土地

(ii) 租賃協議編號：STTYL0315

新界元朗近橋興路及元朗公路的政府土地

(iii) 租賃協議編號：STTYL0325

新界元朗唐人新村新灰街的政府土地

(iv) 租賃協議編號：STTTM0174

新界屯門龍鼓上灘的政府土地

(以下統稱「該批土地」)

為協助受附於本信附件所列的公共項目涉及的收地和清拆行動影響而
已遷離／即將遷離，並已在清拆前登記中記錄在案的棕地作業經營者，另覓
土地重新經營，政府現時陸續推出多幅臨時用地，供合資格作業者承投。謹
此通知，該批土地快將招標，現誠邀貴方承投該批土地的租約。你可於下列
連結 <https://rstt.ctp.landsgov.hk/brownfield10/index.html> (用戶名稱: tenderuser, 密
碼: LandsDBfield10) 下載該批土地租約有關的文件，即「遞交標書須知」、
「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表
格」、「招標公告」、「投標表格」、「不合謀投標確認書」、「資料便
覽」及「租賃協議」(以下統稱為「有關文件」)。

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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.

2. 如有意參與是次招標，請於以下截標時間前，根據招標公告所載指示和規定提交標書：

租賃協議編號		截標時間
STTIS0370、 STTYL0315、 STTYL0325 及 STTTM0174	:	<u>2026 年 2 月 24 日中午 12 時</u>

謹請留意，假如貴方提交的標書不符合招標公告所載的各項規定，標書將不獲政府受理。

3. 貴方如擬提交標書承投該批土地中多於一塊土地的租約，必須把每份租約的標書密封於獨立信封內，標書的密封信封面須標註及交予以下負責當局：

租賃協議編號		負責當局
STTIS0370、 STTYL0315、 STTYL0325 及 STTTM0174	:	<u>「政府物流服務署開標委員會主席」</u>

貴方需依照招標公告第 4(d)段所載於標書的密封信封面清楚註明承投租賃協議編號。隨「遞交標書須知」附上的地址標貼可貼於遞交標書的信封面。錯誤標註／交予負責當局的標書，將被取消資格。

4. 為保障其他合資格投標者的利益，
- (a) 如政府把該批土地的其中一塊土地租賃權批予某位投標者，該批土地餘下的土地不會批予同一名投標者；以及
 - (b) 假如政府把該批土地的租賃權批予某位投標者，日後政府若再有此類土地招標，以助因收地和清拆行動，而已遷離／即將遷離的棕地作業經營者另覓土地，該批土地的中標者已不符合資格，因而不獲邀提交標書。

5. 謹請注意，假如貴方是次中標，本處會依據招標公告第 13 段所載，邀請貴方前來簽立租賃協議。

6. 此外，請留意「遞交標書須知」，並點擊以下連結 <https://rstt.ctp.landstd.gov.hk/rstt/010/Brownfield10.zip> (用戶名稱: tenderuser, 密碼: LandsDBfield10)，觀看影片以了解更多資訊。

7. 如有需要，貴方可先行預約，並親臨相關地政處，出示本信的正本，要求本處提供：

(a) 有關文件的硬複本；及／或

(b) 「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」及「不合謀投標確認書」的中譯本。

就相關地政處詳細資料，貴方可參閱租賃協議編號 STTIS0370、STTYL0315、STTYL0325 及 STTTM0174 招標公告第 19 段。謹請注意，上文第 7(b)段所指文件的中譯本，僅供參考。貴方必須使用相關文件的英文本遞交標書。假如本信、「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書」及「資料便覽」的英文本與中譯本之間，有任何不一致或出現歧義之處，概以英文本為準。

8. 如欲查詢該批土地詳情，請聯絡：

STTIS0370	雷燕鈴女士	(電話：2852 4285；傳真：2850 5104)
STTYL0315	陳均鈞先生	(電話：2443 3164；傳真：2473 3134)
STTYL0325	吳少琪女士	(電話：2443 3114；傳真：2473 3134)
STTTM0174	黃柱濠先生	(電話：2451 3130；傳真：2459 0795)

離島地政專員



(范紫桃 代行)

連附件

副本送

LANDSD DLOs-003-001-001-IS-B&L-NLT-STTIS0370-Main-P001
(STTIS0370)

DLO/YL 95/YAT/2025 Pt.2 (STTYL0315)

DLO/YL 16/YAT/2024 (STTYL0325)

LANDSD DLOs-003-001-001-TM-2025-STTTM0174-MAIN-P001
(STTTM0174)

2026 年 1 月 23 日

附件

- (i) 洪水橋／厦村新發展區第二期發展計劃
- (ii) 古洞北／粉嶺北新發展區餘下階段發展計劃
- (iii) 元朗南發展區第二期發展計劃
- (iv) 洪水橋／厦村新發展區餘下階段發展計劃
- (v) 收回土地以便進行東涌新市鎮擴展計劃，於東涌第 84 區興建河畔公園第二期
- (vi) 匡湖居至西貢市之間的西貢公路分隔車道工程
- (vii) 吐露港未敷設污水設施地區的污水收集系統第 2 階段 — 沙田赤泥坪
- (viii) 上水清曉路公營房屋發展之工地平整和基礎設施工程
- (ix) 流浮山天華路擬議公營房屋發展之工地平整和基礎設施工程
- (x) 屯門新慶路及康寶路公營房屋發展之工地平整和基礎設施工程
- (xi) 九龍東茶果嶺村公營房屋發展之工地平整及基礎設施工程
- (xii) 黃大仙牛池灣村公營房屋發展之工地平整及基礎設施工程
- (xiii) 元朗大旗嶺公營房屋發展之工地平整和基礎建設工程
- (xiv) 元朗十八鄉公營房屋發展之工地平整和基礎建設工程
- (xv) 元朗沙埔公營房屋發展之工地平整和基礎建設工程
- (xvi) 北區雨水排放系統改善工程 — 上水坑頭
- (xvii) 香港東區阿公岩村公營房屋發展之工地平整及基礎設施工程
- (xviii) 北環綫主綫
- (xix) 新田科技城發展計劃（第一期）
- (xx) 收回土地以便在古洞南設立農業園（第二期首階段）
- (xxi) 將軍澳第137區發展及將軍澳第132區對出發展

（中文譯本）

Annex 6

The Notice of Resumption of Land

The Development of San Tin Technopole (Phase 1) Yuen Long

dated 01 - 03 - 2024, 08 - 10 - 2024 and 07 - 07 - 2025

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

PROPOSAL FOR LAND RESUMPTION

RESUMPTION OF LAND FOR THE DEVELOPMENT OF
SAN TIN TECHNOPOLE (PHASE 1) 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. YLM11164 ('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. 2 RP, 6, 266 RP (Portion), 268 RP, 270 RP, 271 RP, 274 (Portion), 278, 279, 280, 281 S.A, 281 S.B, 281 RP, 282, 283, 293, 294, 295, 297, 298, 299 RP, 301 RP, 302 RP, 303, 304 RP, 305, 306, 307, 309 RP, 323 RP, 324, 326 RP, 327, 328 RP, 336, 337, 338, 339, 340, 341, 342, 343, 345, 346, 347, 348 S.A, 348 RP, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370 S.A, 370 S.B, 370 RP, 371, 372, 373, 374 RP, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 392, 393 S.A, 393 S.B, 394, 395, 396, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433 S.A RP, 434 RP, 437 RP, 441 RP, 442, 443 S.B, 444 S.C RP, 445 S.B, 446 S.B, 447, 448, 449, 450 RP, 451 RP, 466, 467, 468 RP, 477, 497 RP, 500, 501, 502, 503, 504, 505, 506, 508, 509, 510, 526, 528, 530, 531, 532, 533, 534, 535, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 555, 556, 557, 559 S.A ss.1 (Portion), 559 S.A RP, 559 S.B (Portion), 562 (Portion), 564 (Portion), 565 S.A, 565 RP, 566, 568, 569, 570, 571, 572, 573 S.A, 573 S.B, 574, 576 (Portion), 600 S.A, 600 S.B, 601 S.A, 601 S.B, 602, 603, 605, 605A, 606, 610, 611, 612, 613, 614, 616, 617, 2063, 2064 S.B RP (Portion), 2208 S.B RP, 2211, 2212 S.A, 2212 S.B, 2212 S.C, 2212 RP and 2213 all in Demarcation District No. 96;

Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 17, 21 S.C, 22, 23 S.B, 24 S.B, 25 S.C, 26, 27, 29, 30 RP, 33 S.B, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44 S.A, 44 S.B, 45, 46, 47, 48, 49, 50 S.A, 50 S.B ss.1, 50 S.B ss.2, 50 S.B RP, 51, 52, 53, 54, 55, 56, 57, 58, 59, 62, 63, 65, 66, 67, 68 S.A, 68 S.B, 69 S.A, 69 S.B, 70, 72, 73, 75 S.A, 75 RP, 76, 77 S.A, 77 S.B, 78, 79 S.A, 79 RP, 80, 81, 82, 83, 84, 86, 87, 88, 89 S.C ss.1, 89 S.C RP, 90 S.C RP, 91, 93 RP, 100 S.B RP, 101 S.C RP, 102 S.A, 102 RP, 103, 104, 105 RP, 106 RP, 107, 108, 109 S.C RP, 112, 113 RP, 141 S.B, 142, 143, 144, 145, 146, 147, 149, 150, 157, 158, 160, 161, 162, 165, 166, 168, 169, 170, 171, 172, 173, 174, 175, 176, 178, 179, 180, 181, 190, 191, 192, 193, 195, 196, 197, 198, 199, 218, 219, 220, 222, 225 (Portion), 229, 231, 742 S.C, 742 RP, 744, 745 RP and 785 all in Demarcation District No. 98;

Lots Nos. 6, 7, 8, 9, 10 RP, 11 RP, 12 RP, 13 RP, 14 RP, 15 RP, 20, 21 RP, 23 RP, 26, 27, 28 RP, 29, 30, 31, 32, 33, 34, 35, 36, 37 RP, 39 RP, 43 RP, 44 RP, 45 RP, 46, 47, 48, 50 RP, 53, 54, 55, 56, 57, 58 RP, 59, 60, 61, 62, 63, 64, 65, 69 RP, 71 RP, 72, 73, 74, 75, 76, 79 S.B RP, 80, 81, 85, 86 RP, 87, 88, 89, 90, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 S.A, 118 S.B, 119, 120, 121, 122, 123 RP, 124, 125, 126, 127, 128, 129, 131, 132, 133, 135, 136 S.A, 136 S.B, 137, 138, 139,

2796, 2797, 2798 RP, 2799, 2800, 2801, 2802, 2803 RP, 2807 RP, 2809 RP, 2810, 2811, 2812, 2813, 2814 RP, 2815 RP, 2816 RP, 2817 RP, 2818, 2820 RP, 2821, 2822, 2823 RP, 2824 RP, 2825, 2826, 2827, 2828, 2829 RP, 2830, 2831, 2833, 2834, 2835, 2836, 2837, 2838, 2839 RP, 2840 RP, 2841, 2844 RP, 2845, 2849, 2850, 2851 RP, 2854, 2855, 2856, 2857, 2858 RP, 2859 RP, 2861, 2863, 2864, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2882, 2883, 2884, 2885, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2908, 2909, 2910, 2911, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2922, 2923, 2925 RP, 2926 RP, 2927 RP, 2930 RP, 2932 RP, 2935 RP, 2937 RP, 2938 RP, 2939 RP, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953 RP, 2962 RP, 2963 RP, 2970 RP, 2971 RP, 2972, 2973, 2975, 2976, 2977, 2978 RP, 2979, 2980, 2981 RP, 2982 RP, 2983 RP, 2986 RP, 2987 RP and 2988 RP all in Demarcation District No. 102; and

Lots Nos. 3, 4, 5, 6, 13, 14, 15 S.C, 16 S.B ss.2, 16 S.B ss.3, 16 S.B RP, 18, 19 S.A, 19 S.B, 19 S.C, 19 RP, 20, 21 S.A, 21 S.B, 21 RP, 23 S.A, 23 RP, 24 S.A, 24 RP, 25 S.A, 25 RP, 26 S.A, 26 RP, 27, 28, 29, 30, 31, 32 RP, 33 RP, 35, 36, 37, 38, 39, 40, 41, 42 S.A, 42 S.B, 42 RP, 43, 44 S.A, 44 RP, 45, 46, 47, 51 S.A RP, 51 RP, 52 RP, 56 RP, 61, 62, 63 RP, 64 RP, 65 RP, 74 RP, 75 RP, 76, 77 RP, 78 RP, 81 RP, 82 S.B, 82 RP, 84, 85, 87, 88, 90 RP, 92, 93 RP, 97 RP, 98 RP, 99 RP, 100 RP, 111 S.B, 111 RP, 112 RP, 113, 114 RP, 115, 116, 118, 119, 120, 121, 122, 123, 124, 149 RP, 150 RP, 151, 152 RP, 153 RP, 154, 155, 156 S.B RP, 157, 158, 162 RP, 164 RP, 165 RP, 166 RP, 167 S.B RP, 170 RP, 174 S.C RP, 176 S.C, 177, 178, 179, 181, 182, 183, 185, 186, 187, 188, 193, 194 S.C RP, 196 S.B RP, 198 S.B, 199 S.C, 200 S.B, 202 RP, 204 RP, 205, 206 RP, 207, 208, 209, 210, 211, 212, 213 RP, 214 RP, 215 RP (Portion), 293 S.B RP, 295 RP, 296, 297 RP, 298 RP, 299 RP, 300 RP, 311 RP, 312 RP, 313 RP, 331 S.B RP, 332 S.B RP, 333 S.B RP, 334 S.B RP, 341 S.B RP, 346 S.B, 347, 348, 349, 350, 351, 352 RP, 353, 354, 355, 356, 357, 358, 359, 360, 361 S.B, 375 RP, 385, 386 RP, 389, 390, 391, 395 RP, 396 RP, 420, 421, 422, 423, 424, 426, 427, 435 RP, 436 RP, 484 RP, 496, 499, 542 RP, 564 RP, 565, 566, 569 RP, 570 RP, 571 RP, 572 RP, 575 RP, 744 S.A, 745, 748, 750, 751, 752, 754 S.A, 754 S.B, 754 S.D, 757, 759, 834, 835, 836, 837, 838, 844, 846 (Portion), 848, 849 (Portion), 855 (Portion), 856, 859, 860, 861, 862, 863, 864, 865, 877, 878, 879, 880, 881, 882, 883, 884, 1350 RP, 1352 RP, 1353 RP, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1365, 1366, 1367, 1368, 1369, 1370, 1371 S.A, 1371 S.B, 1372, 1373 RP, 1374, 1375 RP, 1376, 1377 RP, 1378 RP, 1391 RP, 1392 RP, 1395 RP, 1396, 1397 RP, 1398, 1399, 1400, 1401, 1402, 1403, 1405, 1406, 1407, 1408, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1448 S.B ss.1, 1448 S.B RP, 1454, 1455, 1459, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1494, 1495, 1496, 1500, 1501, 1502 S.A, 1502 S.B, 1504, 1505, 1507, 1509, 1511, 1512, 1514, 1515, 1516 S.A, 1516 S.B, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1558, 1562, 1566, 1567, 1568, 1570, 1571, 1572, 1573, 1574, 1576, 1577, 1578, 1579, 1580, 1581, 1583, 1589, 1591, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1619, 1620, 1621, 1622, 1626, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643 RP, 1644 RP, 1684 RP, 1689 RP, 1690 RP, 1691, 1693, 1695, 1696, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1710, 1746, 1747, 1748, 1751, 1752, 1754, 1755, 1756, 1757, 1759, 1760, 1762 RP, 1766 RP, 1767 RP, 1768, 1769, 1770, 1771, 1772, 1773 RP, 1889A (Portion), 1899 S.E, 1899 RP, 1905, 1911, 1931 S.C, 1931 S.D, 1931 S.E, 1931 RP, 1965, 1970, 2065, 2066 and 2091 all in Demarcation District No. 105.

TAKE NOTICE that under powers delegated by the Director of Lands, I propose to resume the above-mentioned land ('the Land') for the following public purposes, namely:

- (i) to provide land for the development of San Tin Technopole (Phase 1). Site formation works will be carried out in the area within the resumption / clearance limit as shown on the

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 that makes 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 objections 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.



1 March 2024

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

電話 Tel: 3974 5781
圖文傳真 Fax: 3974 5510
電郵地址 Email: lestlmc1_1@landsd.gov.hk
本署檔號 Our Ref.: (4) in LD STL/MC/NMCR/22/85/2019Y
來函檔號 Your Ref.:

覆函請註明本署檔號
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號中染大廈27樓
27/F, CDW Building, 382-392 Castle Peak Road,
Tsuen Wan, New Territories.

網址 Website: www.landsd.gov.hk

港豐物流（國際）有限公司

先生／女士：

收回土地以便在元朗進行新田科技城發展計劃（第一期）

丈量約份第99約地段第255號（部分）、第256號（部分）、第257號（部分）、第258號（部分）、第266號（部分）、第267號（部分）及第268號（部分）（短期豁免書編號：STW3550、STW3553、STW4285及STW4286）

露天／戶外業務清拆編號：YLL839/B/857-868

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於2024年11月30日或之前向本辦事處提供下列文件的副本，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日（即2024年3月8日）前2年的營運單據：
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 ✓ (d) 僱員保險單據 ✓
 - (e) 器材保養單據 ✓ (f) 商業登記證 ✓
 - (g) 供電單據 ✓ (h) 電話單據 ✓
 - (i) 供水單據 ✓ (j) 資訊服務單據 ✓

- (3) 其他有效證明文件

香港水電局
11/11/2024
☆ 註冊

本處將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本處可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電3974 5613與本署職員李先生聯絡。

總產業測量師／土地徵用

(梁鈞豪



代行)

2024年10月8日

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Sally L. S. Wong', written in a cursive style.

(Ms Sally L. S. WONG)
for Registrar of Companies

[Attachment :
23402243145 ZAD]
LTMisDo

電話 Tel: 3793 4614
圖文傳真 Fax: 3974 5510
電郵地址 Email: lestlmc1_3@landsd.gov.hk
本署檔號 Our Ref.: () in LD STLMC/NMCR/22/85/2019Y
來函檔號 Your Ref.:

覆函請註明本署檔號

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

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27/F, CDW Building, 382-392 Castle Peak Road,
Tsuen Wan, New Territories.

網址 Website: www.landsd.gov.hk

港豐物流（國際）有限公司

先生／女士：

收回土地以便在元朗進行新田科技城發展計劃（第一期）

丈量約份第 99 約地段第 255 號(部分)、第 256 號(部分)、第 257 號(部分)、第 258 號(部分)、第 266 號(部分)、第 267 號(部分)及第 268 號(部分)（短期豁免書編號：STW3550、STW3553、STW4285 及 STW4286）

露天／戶外業務清拆編號：YLL839/B/857-868

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

貴公司較早時已向本辦事處提交部分文件的副本，現請貴公司於 **2025 年 8 月 7 日** 或之前向本處提供餘下的文件副本，以便評核貴公司是否符合資格申領特惠津貼。

需要向本處提供下列文件的副本如下：

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日（即 2024 年 3 月 8 日）前 2 年的營運單據：
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證
 - (g) 供電單據 (h) 電話單據
 - (i) 供水單據 (j) 資訊服務單據

(3) 其他有效證明文件

本處將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本處可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電 3793 4614 與地政主任蔡偉邦先生聯絡，或致電 3793 4615 / 3793 4618 與本署職員黃先生或鄧先生聯絡。

總產業測量師／土地徵用

(蔡偉邦



代行)

2025年 7 月 7 日

2796, 2797, 2798 RP, 2799, 2800, 2801, 2802, 2803 RP, 2807 RP, 2809 RP, 2810, 2811, 2812, 2813, 2814 RP, 2815 RP, 2816 RP, 2817 RP, 2818, 2820 RP, 2821, 2822, 2823 RP, 2824 RP, 2825, 2826, 2827, 2828, 2829 RP, 2830, 2831, 2833, 2834, 2835, 2836, 2837, 2838, 2839 RP, 2840 RP, 2841, 2844 RP, 2845, 2849, 2850, 2851 RP, 2854, 2855, 2856, 2857, 2858 RP, 2859 RP, 2861, 2863, 2864, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2882, 2883, 2884, 2885, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2908, 2909, 2910, 2911, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2922, 2923, 2925 RP, 2926 RP, 2927 RP, 2930 RP, 2932 RP, 2935 RP, 2937 RP, 2938 RP, 2939 RP, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953 RP, 2962 RP, 2963 RP, 2970 RP, 2971 RP, 2972, 2973, 2975, 2976, 2977, 2978 RP, 2979, 2980, 2981 RP, 2982 RP, 2983 RP, 2986 RP, 2987 RP and 2988 RP all in Demarcation District No. 102; and

Lots Nos. 3, 4, 5, 6, 13, 14, 15 S.C, 16 S.B ss.2, 16 S.B ss.3, 16 S.B RP, 18, 19 S.A, 19 S.B, 19 S.C, 19 RP, 20, 21 S.A, 21 S.B, 21 RP, 23 S.A, 23 RP, 24 S.A, 24 RP, 25 S.A, 25 RP, 26 S.A, 26 RP, 27, 28, 29, 30, 31, 32 RP, 33 RP, 35, 36, 37, 38, 39, 40, 41, 42 S.A, 42 S.B, 42 RP, 43, 44 S.A, 44 RP, 45, 46, 47, 51 S.A RP, 51 RP, 52 RP, 56 RP, 61, 62, 63 RP, 64 RP, 65 RP, 74 RP, 75 RP, 76, 77 RP, 78 RP, 81 RP, 82 S.B, 82 RP, 84, 85, 87, 88, 90 RP, 92, 93 RP, 97 RP, 98 RP, 99 RP, 100 RP, 111 S.B, 111 RP, 112 RP, 113, 114 RP, 115, 116, 118, 119, 120, 121, 122, 123, 124, 149 RP, 150 RP, 151, 152 RP, 153 RP, 154, 155, 156 S.B RP, 157, 158, 162 RP, 164 RP, 165 RP, 166 RP, 167 S.B RP, 170 RP, 174 S.C RP, 176 S.C, 177, 178, 179, 181, 182, 183, 185, 186, 187, 188, 193, 194 S.C RP, 196 S.B RP, 198 S.B, 199 S.C, 200 S.B, 202 RP, 204 RP, 205, 206 RP, 207, 208, 209, 210, 211, 212, 213 RP, 214 RP, 215 RP (Portion), 293 S.B RP, 295 RP, 296, 297 RP, 298 RP, 299 RP, 300 RP, 311 RP, 312 RP, 313 RP, 331 S.B RP, 332 S.B RP, 333 S.B RP, 334 S.B RP, 341 S.B RP, 346 S.B, 347, 348, 349, 350, 351, 352 RP, 353, 354, 355, 356, 357, 358, 359, 360, 361 S.B, 375 RP, 385, 386 RP, 389, 390, 391, 395 RP, 396 RP, 420, 421, 422, 423, 424, 426, 427, 435 RP, 436 RP, 484 RP, 496, 499, 542 RP, 564 RP, 565, 566, 569 RP, 570 RP, 571 RP, 572 RP, 575 RP, 744 S.A, 745, 748, 750, 751, 752, 754 S.A, 754 S.B, 754 S.D, 757, 759, 834, 835, 836, 837, 838, 844, 846 (Portion), 848, 849 (Portion), 855 (Portion), 856, 859, 860, 861, 862, 863, 864, 865, 877, 878, 879, 880, 881, 882, 883, 884, 1350 RP, 1352 RP, 1353 RP, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1365, 1366, 1367, 1368, 1369, 1370, 1371 S.A, 1371 S.B, 1372, 1373 RP, 1374, 1375 RP, 1376, 1377 RP, 1378 RP, 1391 RP, 1392 RP, 1395 RP, 1396, 1397 RP, 1398, 1399, 1400, 1401, 1402, 1403, 1405, 1406, 1407, 1408, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1448 S.B ss.1, 1448 S.B RP, 1454, 1455, 1459, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1494, 1495, 1496, 1500, 1501, 1502 S.A, 1502 S.B, 1504, 1505, 1507, 1509, 1511, 1512, 1514, 1515, 1516 S.A, 1516 S.B, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1558, 1562, 1566, 1567, 1568, 1570, 1571, 1572, 1573, 1574, 1576, 1577, 1578, 1579, 1580, 1581, 1583, 1589, 1591, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1619, 1620, 1621, 1622, 1626, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643 RP, 1644 RP, 1684 RP, 1689 RP, 1690 RP, 1691, 1693, 1695, 1696, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1710, 1746, 1747, 1748, 1751, 1752, 1754, 1755, 1756, 1757, 1759, 1760, 1762 RP, 1766 RP, 1767 RP, 1768, 1769, 1770, 1771, 1772, 1773 RP, 1889A (Portion), 1899 S.E, 1899 RP, 1905, 1911, 1931 S.C, 1931 S.D, 1931 S.E, 1931 RP, 1965, 1970, 2065, 2066 and 2091 all in Demarcation District No. 105.

TAKE NOTICE that under powers delegated by the Director of Lands, I propose to resume the above-mentioned land ('the Land') for the following public purposes, namely:

- (i) to provide land for the development of San Tin Technopole (Phase I). Site formation works will be carried out in the area within the resumption / clearance limit as shown on the

Resumption Plan ('the Project Area') for San Tin Technopole (Phase 1). The formed lands will accommodate innovation and technology development, housing, commercial, government, institution or community facilities, open spaces and amenities; as well as engineering infrastructure works including but not limited to drainage, waterworks, and other associated engineering works for supporting the development of San Tin Technopole;

- (ii) for the purposes of, or incidental to works or use as defined by section 2(1) of the Road (Works, Use and Compensation) Ordinance (Cap. 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 (Cap. 370) as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Cap. 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 (Cap. 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.landsd.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices 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:—

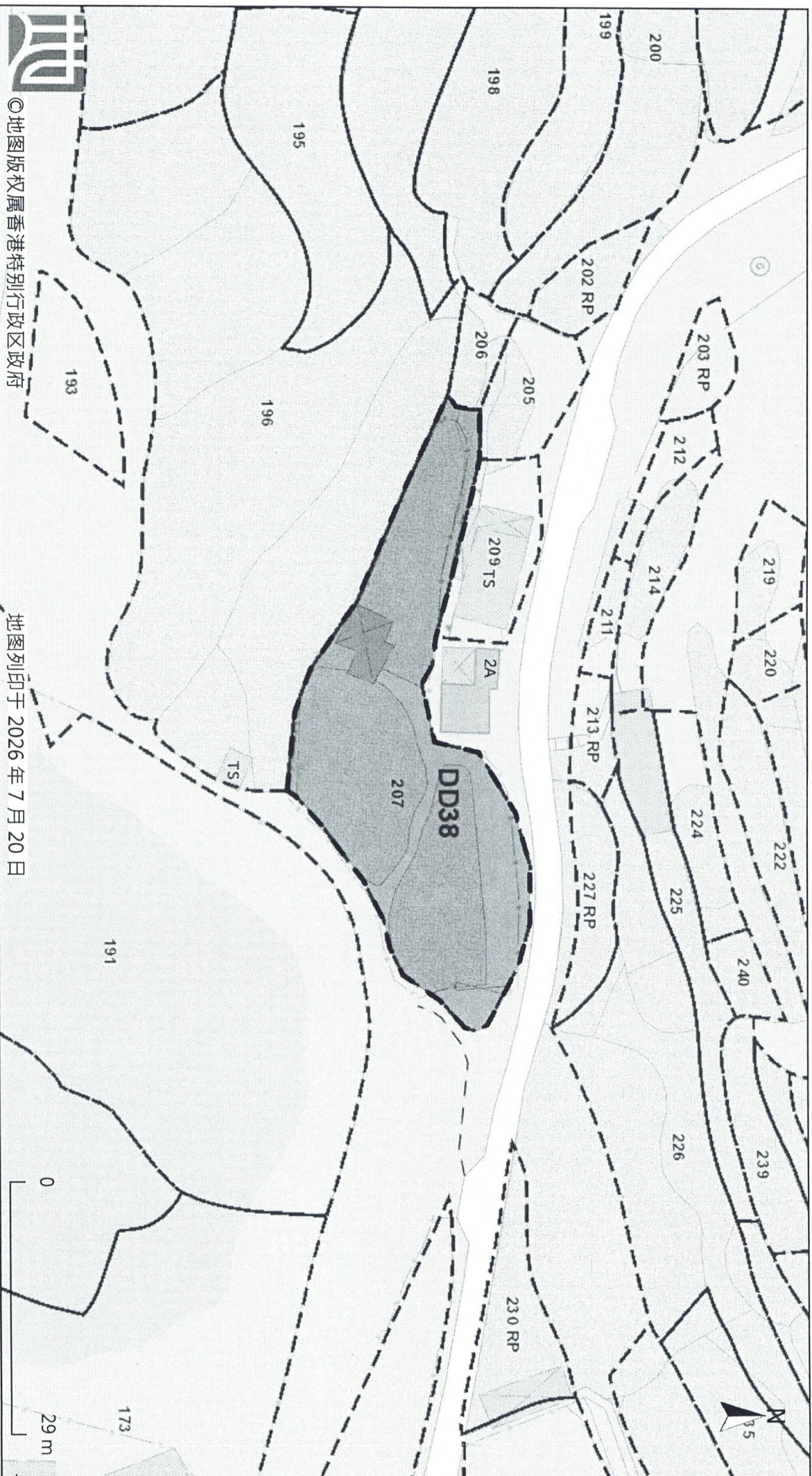
<i>Offices</i>	<i>Opening Hours (except on public holidays)</i>
Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong	Monday to Friday 9.00 a.m. to 7.00 p.m.
Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 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 7 May 2024, which can be submitted *via* one of the following means:—

- (1) By post or by hand to the Yuen Long Projects Team (Tsuen Wan Sub-office), 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 (ylpttw@landsd.gov.hk).

Annex 7

Location of 7 Alternative Sites

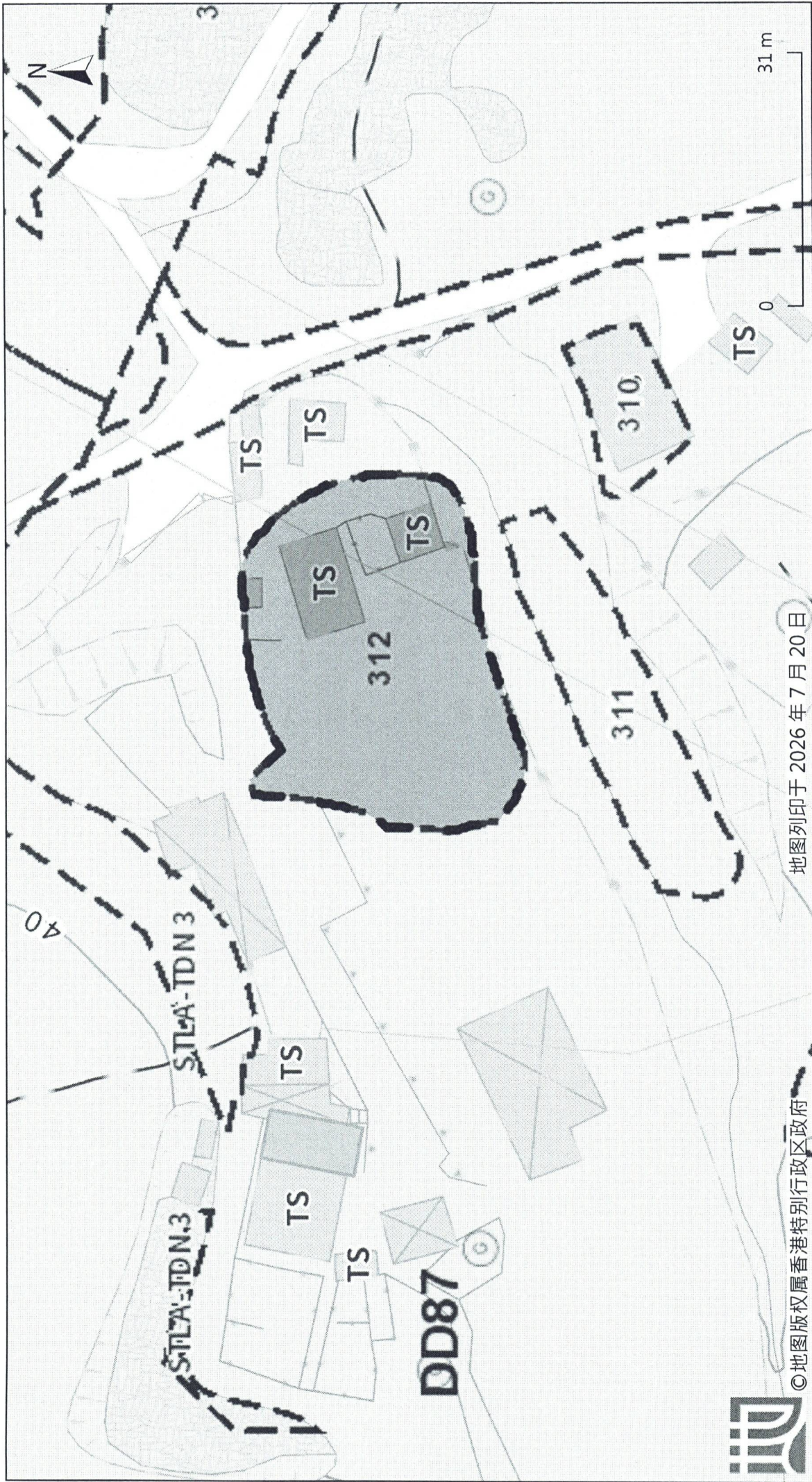


由「地理资讯地图」网站提供: <https://www.map.gov.hk>

更改「地理資訊地圖」的使用條款及條件以及知識產權指示約束。注意：使用此地圖



前往地图: <https://www.map.gov.hk/gm/geo:22.5290,114.1370?z=1128>



地图列印于 2026 年 7 月 20 日

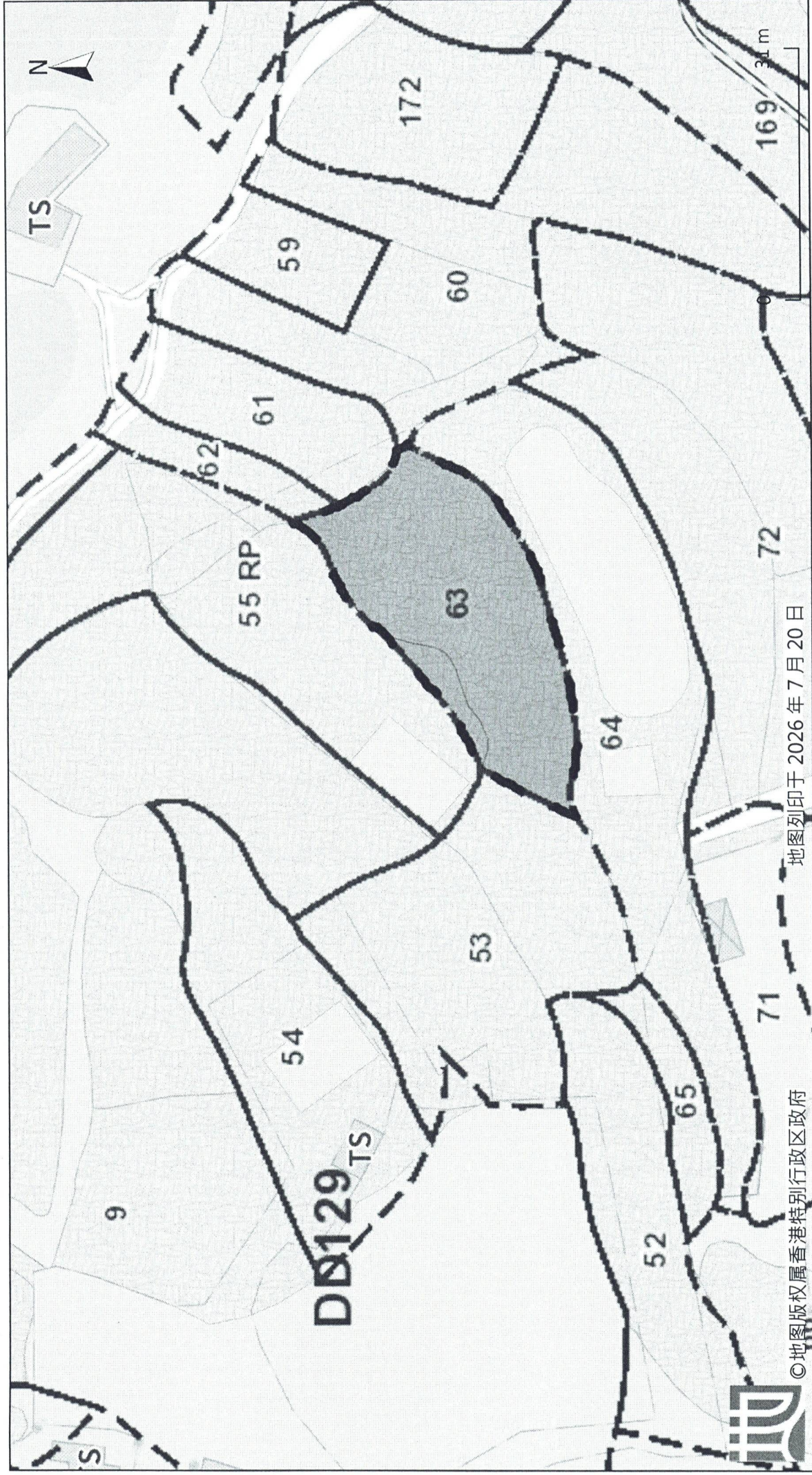
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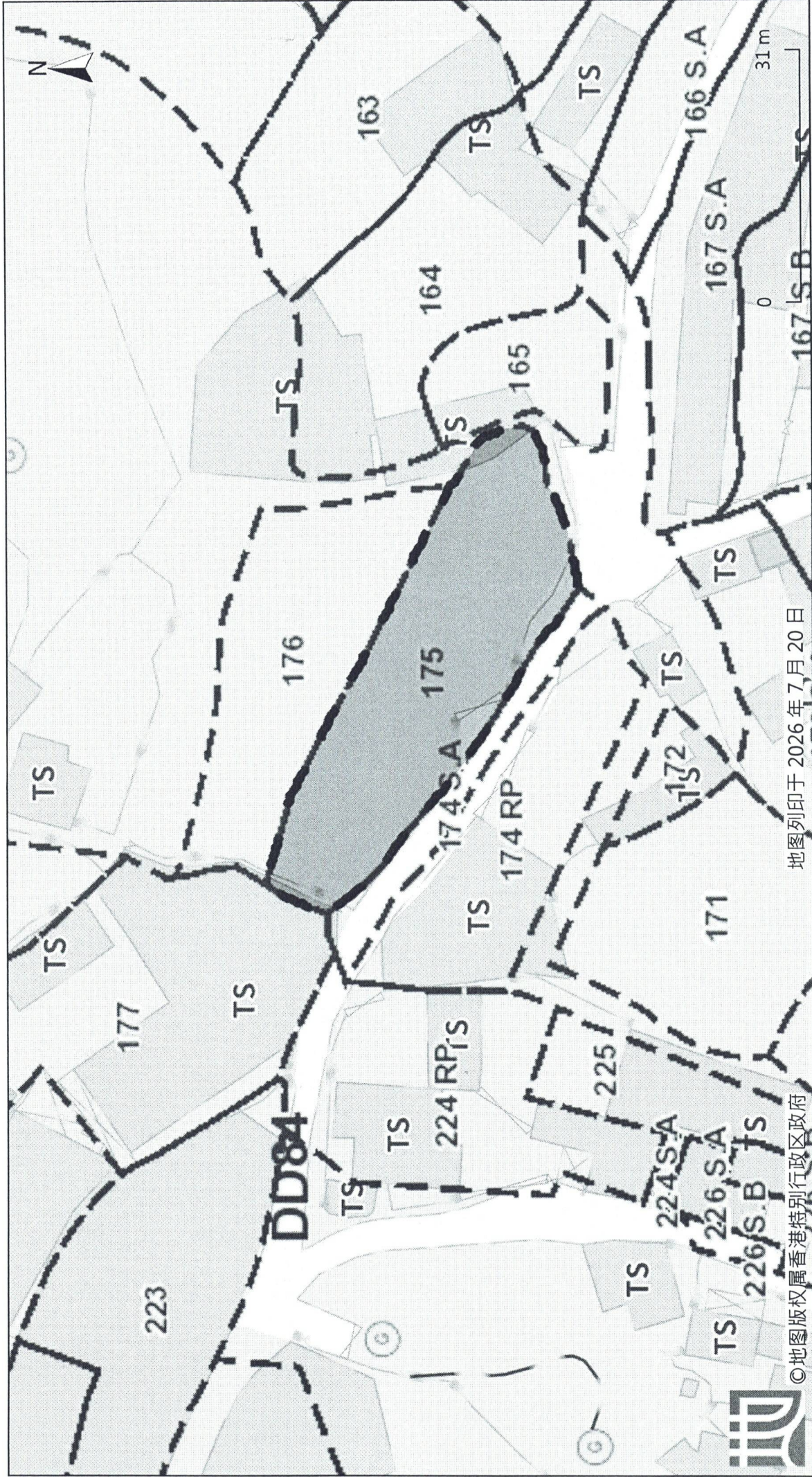


前往地图: <https://www.map.gov.hk/gm/geo:22.4878,114.0020?z=1128>





前往地图: <https://www.map.gov.hk/gm/geo:22.5305,114.1488?z=1128>



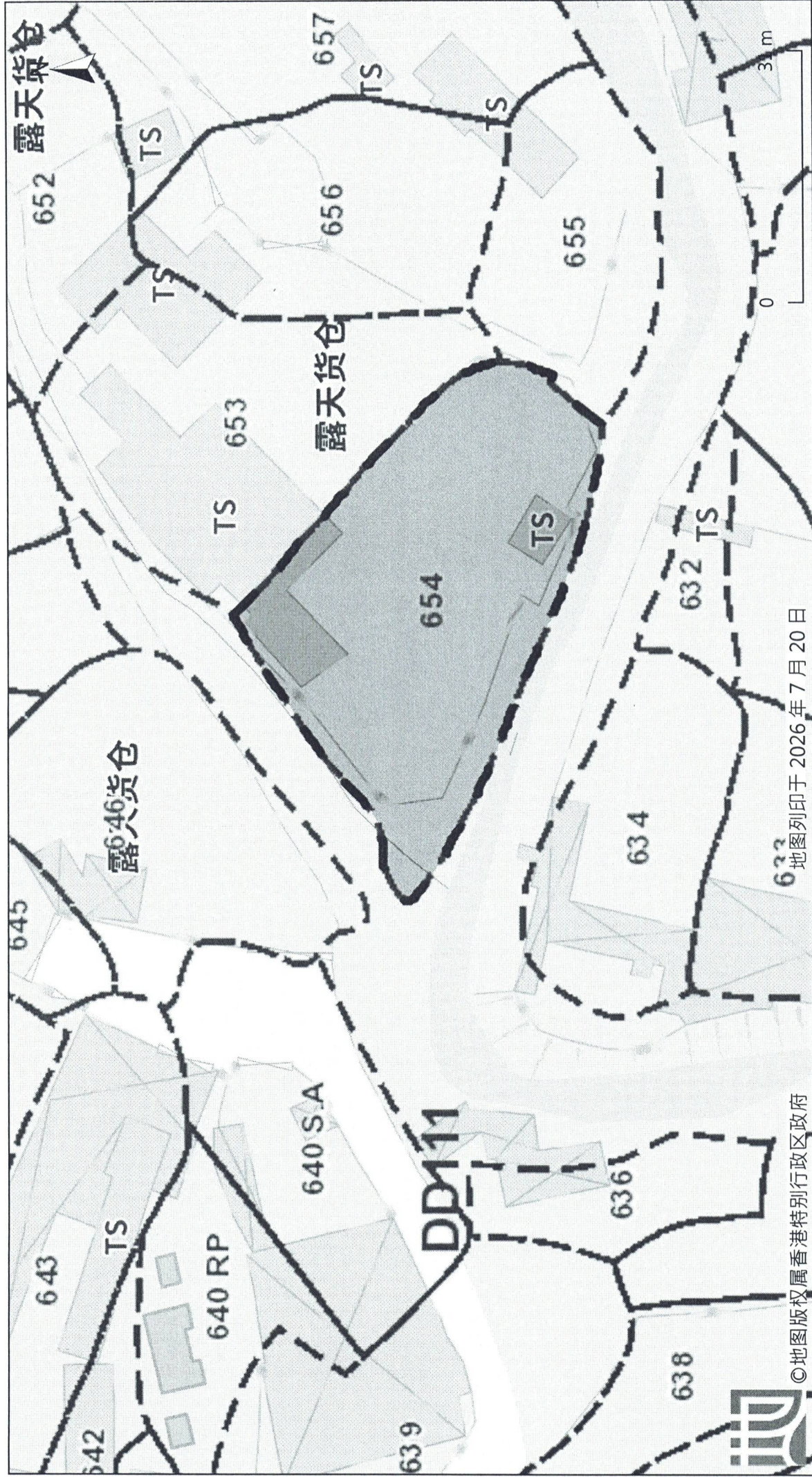
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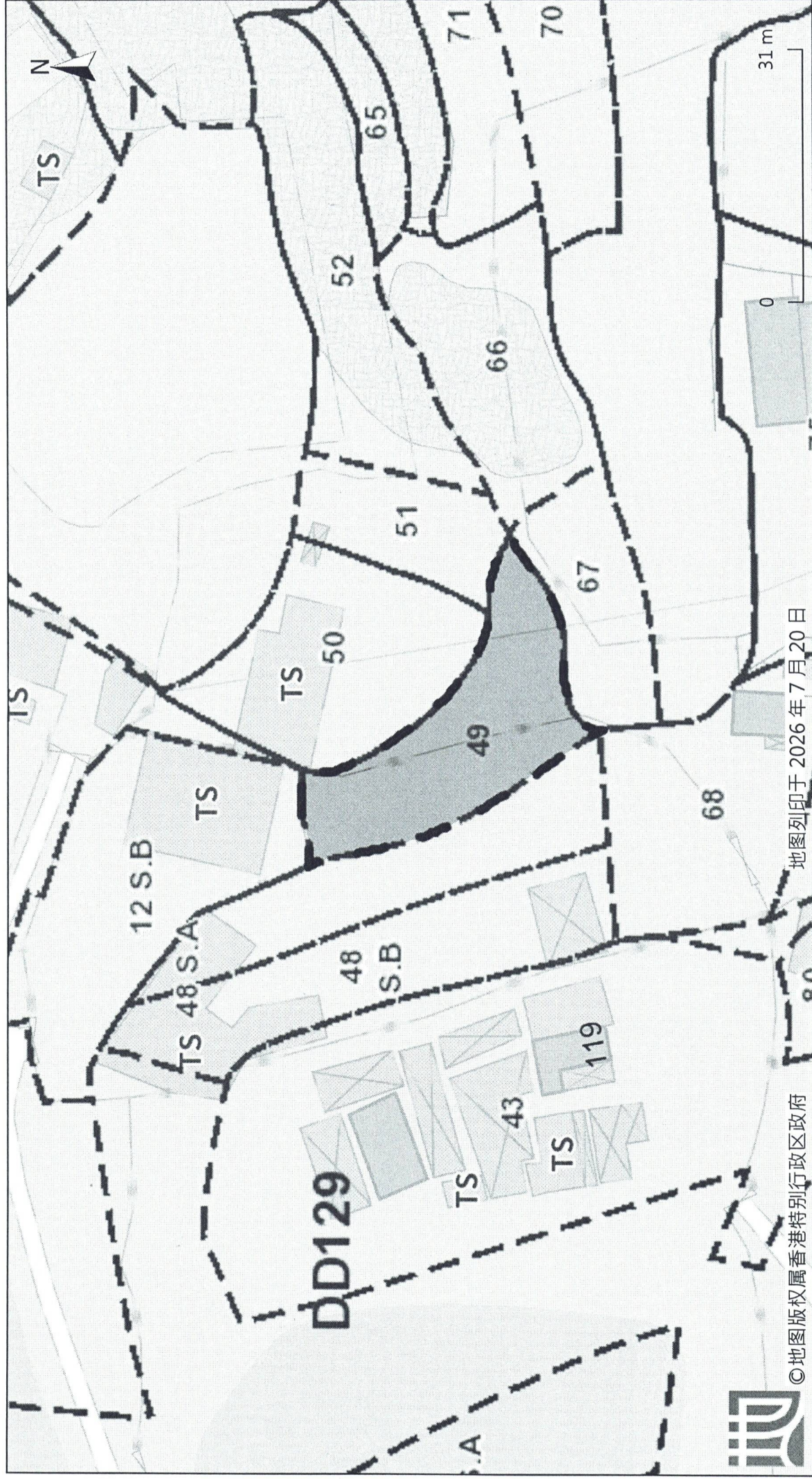
前往地图: <https://www.map.gov.hk/gm/geo:22.4457,114.0923?z=1128>



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地图列印于 2026 年 7 月 20 日

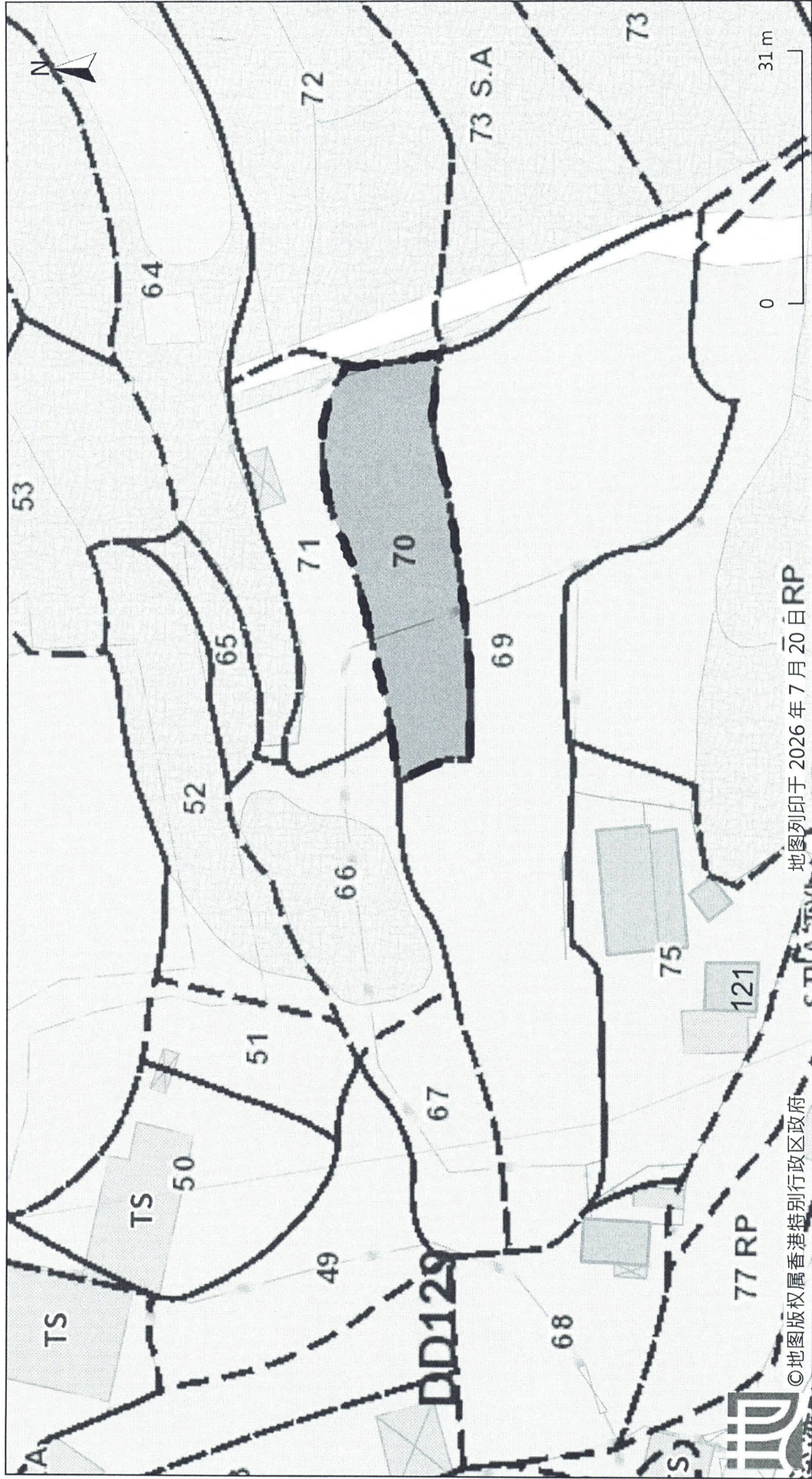
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前往地图: <https://www.map.gov.hk/gm/geo:22.4873,114.0015?z=1128>



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Annex 8

Notes & the Plan - "REC" Zone

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Entertainment Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

(Please see next page)

Annex 9

Covering Notes of Plan No. S/ NE – MKT/ 7

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road, on-street vehicle park and railway track.

- (11) (a) Except in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (excavation or land/pond filling) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a) above, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).