

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

(Appeal IX I)
TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-MP/334

23 December 2022

Tsoi Wai Ling

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Car Trading Use for a Period
of 3 Years in "Residential (Group D)" and "Commercial/Residential" Zones,
Lot 3250 S.B ss.44 (Part) in D.D. 104, Mai Po, Yuen Long**

I refer to my letter to you dated 22.11.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 14.12.2022 to 13.12.2025 and is subject to the following conditions :

- (a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation between 5:00 p.m. and 10:00 a.m. on Sundays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no operation on public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (d) no medium or heavy goods vehicles (i.e. exceeding 5.5 tonnes) including container trailers/tractors as defined in the Road Traffic Ordinance are allowed to be parked/stored on the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (f) the maintenance of paving and boundary fencing within the site at all times during the planning approval period;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;

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- (h) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period; and
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper (A copy of the Chinese translation of the Appendix is attached).

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters (PECs) of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 14.12.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/709_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 9.12.2022 is enclosed herewith for your reference. I regret that due to staff shortage, we are not able to provide you with a Chinese translation of the Paper. If needed, assistance may be sought from the staff of the Planning Department at PECs for clarification of the contents of the document.

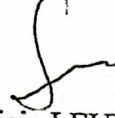
Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 13.1.2023). I will then contact you to arrange a hearing before the TPB which you and/or your

authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Christine Cheung of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

(With Chinese Translation)

LL/CC/cl

Copy

1-10-2025

致：柏薈投資有限公司

由：蔡惠玲

敬啟者：

本公司自 2001 年開始向規劃署申請短期之『臨時用作汽車貿易用途』
為期每 3 年一次之 二手車買賣牌照 亦於今年 12 月屆滿，現向規劃署申請
續期，因有部份地段是租用貴公司，(該地段為 Lot 3250 S.B ss44. (Part) In
D.D.104 FAIRVIEW PARK BOULEVARD, MAI PO, YUEN LONG)。而根
據新條例，但凡申請及續約，另需要書面通知業主及提供業主之公司印
章，以便申請續期，故煩請貴公司能幫忙簽署及蓋回公司印章予我司，
以便辦理事宜，如有不便，敬希原諒！！

祝商祺！


業主：柏薈投資有限公司



1/10/25


租戶：蔡惠玲

1/10/25

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

印製於 PRINTED AT: YUEN LONG SEARCH OFFICE (COUNTER - 11)
查冊日期及時間 SEARCH DATE AND TIME: 29/09/2025 14:02
查冊者姓名/名稱 NAME OF SEARCHER: LEE SUN WING
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 29/09/2025 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 29/09/2025.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the title to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

《政府租契續期條例》已經生效，土地登記冊的適用政府租契年期資料不會相應更新。適用政府租契的年期屆滿日期，以地政總署根據該條例刊憲的任何相關「續期公告」為準。

The Extension of Government Leases Ordinance is in force. Information on lease term for an applicable lease is not updated in the land register accordingly. For the expiry date of the lease term of an applicable Government lease, please refer to the relevant "Extension Notice" published by the Lands Department which should prevail.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。

Before any dealings, up-to-date land search should be conducted with the Land Registry.

物業資料

PROPERTY PARTICULARS

物業參考編號

PROPERTY REFERENCE NUMBER (PRN): D4028300

地段編號

LOT NO.: SUB-SECTION 44 OF SECTION B OF LOT NO. 3250 IN
D.D. 104

批約 HELD UNDER: GOVERNMENT LEASE

年期 LEASE TERM: 75 YEARS RENEWABLE FOR 24 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: -

物業參考編號 PRN: D4028300 (29/09/2025) 第 1 頁，共 7 頁 PAGE 1 OF 7

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土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

所佔地段份數

SHARE OF THE LOT: -

ADDRESS: YUEN LONG
NEW TERRITORIES

地址: -

備註

REMARKS: LOT CARVED OUT BY DEED POLL MEM. NO. 18021302330086

THE RENT IS \$40.97 P.A. (LOT NO. 3250 IN DD104)

業主資料
OWNER PARTICULARS

身分

(如非唯一擁有人)

業主姓名

NAME OF OWNER

CAPACITY

(IF NOT SOLE OWNER)

註冊摘要編號

MEMORIAL NO.

文書日期

DATE OF

INSTRUMENT

註冊日期

DATE OF

REGISTRATION

代價

CONSIDERATION

PARKVIEW INVESTMENT LIMITED

ASSIGNMENT WITH PLAN

15/02/2018 14/03/2018

\$3,000,000.00

柏薈投資有限公司

物業涉及的膠轉

INCUMBRANCES

文書日期

DATE OF

註冊日期

DATE OF

文書性質

NATURE

受惠各方

IN FAVOUR OF

代價

CONSIDERATION

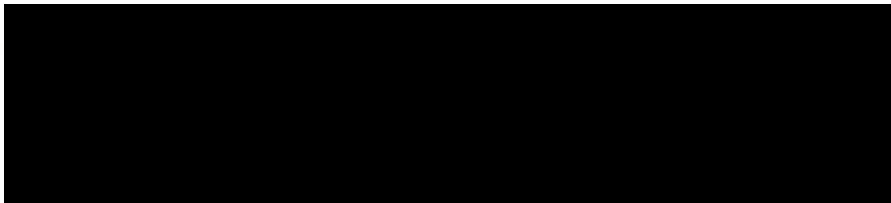
29/03/1973 01/05/1973 DEED OF GRANT OF RIGHT
OF WAY WITH PLAN

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

物業涉及的轉轉

INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
	21/01/1991	17/04/1991	DECLARATION OF LEUNG WAI KUEN AS TO THE LOSS OF TITLE DEEDS	備註 REMARKS: FOR LOTS AFFECTED SEE MEMORIAL	
	08/03/1993	25/05/1993	DEED OF GRANT OF RIGHT OF WAY WITH PLAN	備註 REMARKS: FOR LOTS AFFECTED SEE MEMORIAL	
	08/03/1993	25/05/1993	DEED OF GRANT OF RIGHT OF WAY WITH PLAN	備註 REMARKS: THE TERM IS 20 YEARS FROM 8.3.1993 WITH RIGHT OF RENEWAL FOR LOTS AFFECTED SEE MEMORIAL	
	08/03/1993	25/05/1993	DEED OF GRANT OF UTILITY ACCESS WITH PLANS	備註 REMARKS: THE TERM IS 20 YEARS FROM 8.3.1993 WITH RIGHT OF RENEWAL RE-REGISTERED SEE M/N YL638786 FOR LOTS AFFECTED SEE MEMORIAL	
				備註 REMARKS: THE TERM IS 20 YEARS FROM 8.3.1993 WITH RIGHT OF RENEWAL FOR LOTS AFFECTED SEE MEMORIAL	

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

物業涉及的膠輻

INCUMBRANCES

印製編號
PRINT CONTROL: YLC250929000401

INCUMBRANCES					
註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
	08/03/1993	25/05/1993	DEED OF GRANT OF UTILITY ACCESS WITH PLAN	-	-
	07/12/1994	19/05/1995	CONSENT AND TERMS AND CONDITIONS	備註 REMARKS: THE TERM IS 20 YEARS FROM 8.3.1993 WITH RIGHT OF RENEWAL FOR LOTS AFFECTED SEE MEMORIAL	-
				CANADIAN OVERSEAS DEVELOPMENT COMPANY LIMITED "THE GRANTOR"	-
				STRONGMARK INVESTMENT LIMITED "THE GRANTEE"	-
	08/03/1993	31/08/1995	DEED OF GRANT OF RIGHT OF WAY WITH PLAN	備註 REMARKS: FOR THE LAYING OF WATER SUPPLY PIPES AND FOR THE CONNECTION OF STORM WATER PIPE WITH PLANS FOR LOTS AFFECTED SEE MEMORIAL	-
				STRONGMARK INVESTMENT LIMITED "THE GRANTEE"	-
	05/02/1997	04/03/1997	DEED OF GRANT OF RIGHT OF WAY (WITH PLAN)	備註 REMARKS: THE TERM IS 20 YEARS FROM 8.3.1993 WITH RIGHT OF RENEWAL PREVIOUSLY REGISTERED BY M/N YL552331 FOR LOTS AFFECTED SEE MEMORIAL	-
				STRONGMARK INVESTMENT LIMITED "THE GRANTEE"	-
				STRONGMARK INVESTMENT LIMITED "THE GRANTEE"	-

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

物業涉及的轉讓

INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
	08/05/1997	19/07/1997	CONSENT AND TERMS AND CONDITIONS	CANADIAN OVERSEAS DEVELOPMENT COMPANY LIMITED "THE GRANTOR"	-
			備註 REMARKS: FOR THE LAYING OF WATER SUPPLY PIPES AND FOR THE CONNECTION OF STORM WATER PIPE FOR LOTS AFFECTED SEE MEMORIAL	SEAPOWER DEVELOPMENT LIMITED "THE GRANTEE"	-
	28/12/2000	13/01/2001	DEED OF GRANT OF RIGHT OF WAY (WITH PLAN)	-	-
	28/12/2000	13/01/2001	DEED OF GRANT OF UTILITIES ACCESS (WITH PLAN)	-	-
	01/03/2002	28/03/2002	DEED OF GRANT OF RIGHT OF WAY WITH PLAN	-	-
	01/03/2002	28/03/2002	DEED OF GRANT OF UTILITIES ACCESS WITH PLAN	-	-
			備註 REMARKS: FOR 20 YEARS COMMENCING FROM 1.3.2002 RE PORTIONS OF R.P. OF S.A AND R.P. OF S.B OF LOT NO. 3250 IN DD104	-	-

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

物業涉及的樓宇

INCUMBRANCES

文書日期 註冊日期
DATE OF DATE OF
INSTRUMENT REGISTRATION

文書性質
NATURE

受惠各方
IN FAVOUR OF

代價

CONSIDERATION

備註 REMARKS: FOR 20 YEARS COMMENCING FROM 1.3.2002
RE PORTIONS OF R.P. OF S.A AND R.P. OF S.B OF LOT NO. 3250 IN DD104

18/01/2006 08/03/2006 DEED OF GRANT OF RIGHT
OF WAY WITH PLAN

備註 REMARKS: FOR LOTS AFFECTED SEE MEMORIAL

28/08/2009 18/01/2010 ADVISORY LETTER WITH
PLAN

備註 REMARKS: FROM DISTRICT LANDS OFFICER, YUEN LONG
RE R.P. OF S.B OF LOT NO. 3250 IN DD104

19/10/2011 31/10/2011 DEED OF GRANT OF RIGHT
OF WAY

15/02/2018 13/03/2018 AGREEMENT FOR SALE AND
PURCHASE WITH PLAN
備註 REMARKS: RE R.P. OF S.A, R.P. OF S.B AND SS.42 OF S.B OF LOT NO. 3250 IN DD104
PARKVIEW INVESTMENT LIMITED

\$3,000,000.00

備註 REMARKS: SEE ASSIGNMENT MEM. NO. 18031402130051
栢蔭投資有限公司

15/02/2018 19/04/2018 DEED OF GRANT OF RIGHT
OF WAY

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: YLC250929000401

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號
MEMORIAL NO.

文書日期
DATE OF INSTRUMENT

交付日期
DATE OF DELIVERY

文書性質
NATURE

受惠各方

IN FAVOUR OF

代價

CONSIDERATION

***** 無 NIL *****

***** 登記冊末端 END OF REGISTER *****

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