

Our Ref. : DD104 Lot 3719 S.C RP
Your Ref. : TPB/A/YL-NSW/337

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

28 July 2025

Dear Sir,

3rd Further Information

Proposed Temporary Warehouse for Storage of New Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Residential (Group D)” zones, Lot 3719 S.C RP (Part) in D.D.104, Pok Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/337)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Selena SIN
(Attn.: Ms. Anna TONG

email: synsin@pland.gov.hk)
email: akytong@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Warehouse for Storage of New Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Residential (Group D)” zones, Lot 3719 S.C RP (Part) in D.D.104, Pok Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/337)

- (i) The original business premises in Hung Shui Kiu (i.e., Application No. A/HSK/483) were resumed and reverted to the Government on 31 Aug 2024 under the Government Notices Nos. 3102 to 3104 (**Annex I**).
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Secretary for Development (SDEV) (Contact Person: Miss Karen KUNG; Tel: 3915 4257)		
(a)	The applicant should provide documentary proof to support his operating period at the original site, e.g. tenancy agreement, utility bills, etc. for our consideration.	The tenancy agreement is provided by the applicant in support of the application (Annex II).
2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. HUI Yu San, Samuel; Tel: 3565 3957)		
(a)	According to the Further Information (FI-1), the applicant clarified that no tree has been identified within the Site and climbing species will be provided along the northern site boundary as peripheral planting. However, no information (eg. location, species and quantities, etc.) of the proposed planting was provided in this FI-1.	Peripheral planting (i.e. Ficus Pumila and Lonicera Japonica) will be planted along the 2.5 m high northern boundary fencing wall as a green buffer area to separate the proposed development from the nearby dwellings (Plan 1).

Annex I

Government Notices No. 3102 to 3104

LANDS RESUMPTION ORDINANCE (Chapter 124)

(Notice under section 4)

**RESUMPTION OF LAND FOR
THE SECOND PHASE DEVELOPMENT OF HUNG SHUI KIU/HA TSUEN
NEW DEVELOPMENT AREA (FIRST BATCH)**

To the owners and every person interested or having any right or easement in all those pieces or parcels of land in the New Territories more particularly described below and shown coloured orange on the Resumption Plan No. YLM11147b and also the land shown coloured orange stippled black on the Resumption Plan No. YLM11147b:—

Lots Nos. 300 RP (Portion), 301 S.B (Portion), 455 RP (Portion), 461 RP (Portion), 462 RP (Portion), 463 RP (Portion), 472 (Portion), 473 (Portion), 474 (Portion), 475 (Portion), 499 (Portion), 534 (Portion), 535 (Portion), 536 (Portion), 537 (Portion), 538 (Portion), 539 (Portion), 540 (Portion), 541 (Portion), 556 (Portion), 559 (Portion), 560 (Portion), 561 (Portion), 562 (Portion), 563 (Portion), 564 (Portion), 576 (Portion), 577 (Portion), 579 (Portion), 588 (Portion), 589 (Portion), 591, 592 (Portion), 593 (Portion), 1444 RP (Portion), 1462 RP (Portion), 1829 S.A ss.2 (Portion), 1829 S.A ss.3 (Portion), 1829 S.A ss.9 (Portion), 1829 S.A ss.14 (Portion), 1829 S.A RP (Portion) and 1829 RP (Portion) all in Demarcation District No. 121;

Lots Nos. 1, 2, 3, 4, 5, 6, 7 S.A, 7 S.B (Portion), 7 RP (Portion), 8 (Portion), 9 RP (Portion), 10 (Portion), 11 (Portion), 33 (Portion), 44 (Portion), 45 (Portion), 46 S.A, 46 S.B, 46 RP, 47, 48, 49, 50 (Portion), 51 (Portion), 52 (Portion), 53, 54, 55, 56, 57, 58, 60, 61, 62, 63 (Portion), 64 (Portion), 65, 66, 67 (Portion), 70 (Portion), 71 (Portion), 72 (Portion), 73 (Portion), 74 (Portion), 75 (Portion), 93 RP, 94, 95, 96, 97, 98, 99, 100 RP, 101 RP, 102 (Portion), 103 RP (Portion), 107 S.A (Portion), 107 RP, 108 S.A, 108 S.B (Portion), 111 (Portion), 112 (Portion), 113, 114 (Portion), 115 (Portion), 116, 117, 118, 119, 120, 121, 122, 123, 124 RP, 125, 127, 128, 129, 130 RP, 131, 132 RP, 133 RP, 134, 135 S.A, 135 S.B, 136 RP, 144 RP, 146 RP, 147 RP, 153 RP, 154, 155, 156, 157 RP, 158 RP, 159 RP, 160 RP, 161, 163 RP, 164 RP, 217 RP, 218, 219 RP, 220 RP, 221 RP, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236 S.A, 236 S.B, 237, 238, 239, 240, 241, 242 (Portion), 244 (Portion), 245 (Portion), 246, 247, 248, 249 (Portion), 250 S.A, 250 S.B (Portion), 251 (Portion), 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272 RP, 273, 274, 275 S.A [also known as 275A; and also known as 275(A)], 276, 277, 278, 280, 281 RP, 282 RP, 283 RP, 284 RP, 479 RP, 480 S.A RP (Portion), 480 RP (Portion), 481 (Portion), 482 (Portion), 483 (Portion), 484, 485, 486, 487 S.A, 487 S.B, 488, 489 S.A [also known as 489A; and also known as 489(A)], 489 S.B RP [also known as 489B RP; and also known as 489(B) RP], 490 RP, 491 RP, 494 RP, 495 RP, 496, 497, 498, 499, 500, 501 RP, 504 RP, 505, 506, 509 RP, 510, 511, 512, 513 RP, 514, 515 RP, 519 RP (Portion), 520 RP (Portion), 522 (Portion), 523 (Portion), 538 (Portion), 540 (Portion), 609 RP (Portion), 610 (Portion), 611, 612, 614, 615, 616, 617 (Portion), 619 (Portion), 622 (Portion), 623 (Portion), 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634 (Portion), 635 (Portion), 636 S.B RP (Portion), 637 RP (Portion), 638 RP (Portion), 639 RP (Portion), 649 RP (Portion), 650 (Portion), 676 RP, 980 RP, 987 RP, 988 RP, 989 RP, 991 RP, 992 RP, 994, 995, 996, 997, 999, 1001 RP, 1129 S.B, 1129 RP, 1154 S.C, 1154 RP, 1155 RP, 1156 RP, 1157 RP, 1158 RP, 1160 RP, 1162 S.C (Portion), 1162 RP (Portion), 1172 RP, 1173 RP, 1175 RP, 1178, 1179 RP, 1180, 1181 S.B (Portion), 1182 RP (Portion), 1183, 1184 (Portion), 1185, 1186, 1187, 1188 (Portion), 1189, 1190 S.A (Portion), 1190 S.B (Portion), 1190 S.C (Portion), 1190 S.D, 1190 RP (Portion), 1191 (Portion), 1203 (Portion), 1206 (Portion), 1207 (Portion), 1208, 1209, 1210 (Portion), 1211 RP (Portion), 1225 (Portion), 1226 RP (Portion), 1236 S.A ss.1 RP (Portion), 1236 S.B (Portion), 1237 (Portion), 1238, 1239, 1240 S.A, 1240 RP, 1241 S.A, 1241 RP (Portion), 1242 S.A ss.1, 1242 S.A RP, 1242 S.B, 1243 (Portion), 1244, 1245, 1246, 1247, 1248, 1249 (Portion), 1250 (Portion), 1254 S.A, 1254 RP, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263 (Portion), 1264 S.A (Portion), 1264 RP, 1265, 1266, 1267 (Portion), 1268 (Portion), 1270, 1272, 1273, 1274, 1275, 1276 S.A, 1276 RP, 1277, 1278, 1279, 1280, 1283 (Portion), 1292, 1293, 1294, 1296, 1297, 1308 RP (Portion), 1314 RP (Portion), 1315 RP (Portion), 1316 (Portion), 1318 (Portion), 1320 (Portion), 1322 (Portion), 1323, 1324, 1325, 1326 (Portion), 1327 (Portion), 1329 (Portion), 1330 (Portion), 1331 (Portion), 1332, 1335, 1336 (Portion), 1337 S.A, 1337 RP (Portion), 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345,

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2965 RP, 2966, 2967 RP, 2968 S.B RP, 2969 S.B ss.3, 2969 S.B ss.4, 2969 S.B RP, 2972 RP (Portion), 2973 RP (Portion), 2974 RP, 3086 S.A ss.1, 3086 S.A RP (Portion), 3088 RP (Portion), 3091 (Portion), 3092 (Portion), 3093 (Portion), 3094 (Portion), 3095, 3096, 3097 (Portion), 3098, 3099 (Portion), 3100 (Portion), 3101 (Portion), 3102 (Portion), 3109, 3110, 3111, 3112, 3113 (Portion), 3114 (Portion), 3115 (Portion), 3116 S.A (Portion), 3116 S.B (Portion), 3117 S.A (Portion), 3117 S.B, 3118 (Portion), 3119 (Portion), 3120, 3122 (Portion), 3123 (Portion), 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132 RP (Portion), 3133 RP (Portion), 3134 RP (Portion), 3135 RP, 3136 RP (Portion), 3138 RP (Portion), 3139 (Portion), 3140, 3141 (Portion), 3148, 3152 (Portion), 3153, 3154, 3155, 3156, 3157, 3158, 3159 (Portion), 3160 (Portion), 3161 RP, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170 (Portion), 3172 (Portion), 3173, 3174, 3175, 3177 (Portion), 3178 (Portion), 3180 RP (Portion), 3192 RP, 3199, 3200, 3201, 3202, 3203 (Portion), 3205 RP (Portion), 3206 RP (Portion), 3225 RP (Portion), 3226 RP (Portion), 3228 RP (Portion), 3231 (Portion), 3232 (Portion), 3233, 3234 (Portion), 3235 (Portion), 3236 RP (Portion), 3237 (Portion), 3238 RP (Portion), 3242 RP (Portion), 3243 RP (Portion), 3245 (Portion), 3247 (Portion), 3248 (Portion), 3256 (Portion), 3259 (Portion), 3260 (Portion), 3263 (Portion), 3264 (Portion), 3265 (Portion), 3268 (Portion), 3270 (Portion), 3272 (Portion), 3280 RP, 3281, 3282, 3283 (Portion), 3285 RP (Portion), 3286 (Portion), 3287, 3289 (Portion), 3299 (Portion), 3300 (Portion), 3302 (Portion), 3303 (Portion), 3304 (Portion), 3305 (Portion), 3307 (Portion), 3310 RP (Portion), 3311 S.A [formerly known as 3311 RP (Portion)], 3311 S.B [formerly known as 3311 RP (Portion)], 3311 S.C [formerly known as 3311 RP (Portion)], 3311 RP (Portion), 3312 RP (Portion), 3313 RP (Portion), 3314 RP (Portion), 3415 (Portion), 3416 RP (Portion), 3419 (Portion), 3420 RP, 3424 RP, 3426 (Portion), 3427 (Portion), 3428 RP, 3429 RP (Portion), 3430 RP (Portion), 3431 RP (Portion), 3432 S.A (Portion), 3432 S.B, 3432 RP (Portion), 3433 RP (Portion), 3437 (Portion), 3438 (Portion), 3440 (Portion), 3441 RP (Portion), 3442 RP (Portion), 3443 RP (Portion), 3444 (Portion), 3445 (Portion), 3446 (Portion), 3447 RP (Portion), 3448 (Portion), 3449 (Portion), 3450 (Portion), 3451, 3452 (Portion), 3453 (Portion), 3454 (Portion), 3460 RP (Portion), 3461 RP, 3464 S.A, 3464 RP, 3465, 3466 S.A ss.1, 3466 S.A RP, 3466 S.B ss.1, 3466 S.B RP, 3467, 3468 RP, 3469 RP, 3470, 3471 (Portion), 3472 (Portion), 3481 (Portion), 3482 (Portion), 3483 (Portion), 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499 (Portion), 3500, 3501, 3502, 3503, 3504 S.A, 3504 RP, 3505, 3506 S.A, 3506 RP, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515 S.A, 3515 RP, 3516, 3517 RP (Portion), 3518, 3519 (Portion), 3520 (Portion), 3521 (Portion), 3522 RP (Portion), 3523 (Portion), 3524 RP (Portion), 3527 RP (Portion), 3528 RP (Portion), 3529 RP (Portion), 3530 (Portion), 3531 (Portion), 3532, 3533, 3534 (Portion), 3535 (Portion), 3536 (Portion), 3537 (Portion), 3538 (Portion), 3539 (Portion), 3540 (Portion), 3542, 3544 (Portion), 3545 (Portion), 3546 (Portion), 3549 (Portion), 3552 (Portion), 3553 (Portion), 3554 (Portion), 3555, 3556 (Portion), 3557 (Portion), 3558 (Portion), 3559, 3560, 3561 RP (Portion), 3563 (Portion), 3571, 3572 RP, 3573 RP, 3577 RP, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587 RP, 3588 S.A ss.1, 3588 S.A RP, 3588 S.B, 3588 S.C, 3588 S.D, 3588 RP, 3589, 3590, 3591, 3592, 3593, 3594, 3595 (Portion), 3596, 3597, 3598 (Portion), 3599 (Portion), 3601 (Portion), 3603 (Portion), 3604 (Portion), 3605 (Portion), 3608 (Portion), 3609 (Portion), 3610, 3611, 3612, 3613, 3614 (Portion), 3615 (Portion), 3616 (Portion), 3619 (Portion), 3620 (Portion), 3621 (Portion), 3622 (Portion), 3623, 3624 (Portion), 3625, 3626, 3627 (Portion), 3628 (Portion), 3629, 3630, 3631, 3632, 3633, 3634, 3635 S.A, 3635 S.B, 3635 S.C RP, 3635 S.D RP, 3635 RP, 3636 RP, 3637, 3638, 3639 S.A, 3639 RP, 3640 RP, 3644 RP, 3645, 3646 RP, 3650 RP, 3901, 3934 RP (Portion), 3936 (Portion), 3937 (Portion), 3938 (Portion), 4075 RP, 4102, 4155 and 7001 all in Demarcation District No. 124;

Lots Nos. 136 (Portion), 147 (Portion), 148 (Portion), 150 (Portion), 157 (Portion), 158 (Portion), 159 (Portion), 160, 161 (Portion), 162, 163 (Portion), 164 (Portion), 165 (Portion), 166 (Portion), 167, 168, 169 (Portion), 170, 171, 172 (Portion), 173 (Portion), 175 (Portion), 176 (Portion), 177 (Portion), 181 (Portion), 182 (Portion), 183 (Portion), 184 (Portion), 186 (Portion), 187 (Portion), 191 (Portion), 197 (Portion), 200 (Portion), 202 (Portion), 203 (Portion), 204 (Portion), 206 (Portion), 219 (Portion), 220 (Portion), 223 (Portion), 238 (Portion), 257 (Portion), 258 (Portion), 259, 261 S.A (Portion), 261 RP (Portion), 275 (Portion), 276 (Portion), 277 (Portion), 278 (Portion), 279 (Portion), 280 (Portion), 282 (Portion), 285 (Portion), 287, 289, 290, 291, 292, 293, 294, 295 (Portion), 296 (Portion), 297 (Portion), 298, 299, 300, 301, 302, 303 (Portion), 304 (Portion), 305, 306, 307, 308 (Portion), 316 (Portion), 317 (Portion), 320 (Portion), 322 (Portion), 323 (Portion), 324 (Portion), 325 (Portion), 326 (Portion), 371 (Portion), 373 (Portion), 374 (Portion), 375 (Portion), 394 (Portion), 395 (Portion), 396 (Portion), 399 RP (Portion), 452 RP (Portion), 458 S.A RP

(Portion), 496 RP (Portion), 515 RP, 516 (Portion), 517 (Portion), 518 (Portion), 519 (Portion), 520 (Portion), 545 (Portion), 546 S.A (Portion), 547 (Portion), 572 (Portion), 573 (Portion), 574 (Portion), 577 (Portion), 578 (Portion), 579 (Portion), 667, 668, 669, 670, 671, 672, 673, 674, 675 S.A, 675 S.B, 676, 677 (Portion), 679 S.A, 679 S.B, 679 S.C, 679 S.D, 679 S.E, 679 S.F (Portion), 679 S.G ss.1 (Portion), 679 RP (Portion), 680 (Portion), 681 (Portion), 682 (Portion), 699 (Portion), 700 (Portion), 702, 703, 704 (Portion), 705 (Portion), 706, 707, 708, 709, 710, 711 (Portion), 713 (Portion), 714 (Portion), 716 S.C, 716 RP, 717 (Portion), 718, 719 (Portion), 720 (Portion), 721 (Portion), 722, 723, 724, 725, 726, 727 (Portion), 728 (Portion), 729 (Portion), 730 (Portion), 731 (Portion), 732, 733 (Portion), 734 (Portion), 735, 736 (Portion), 737 (Portion), 738, 739, 744 (Portion), 745 (Portion), 750 (Portion), 751 (Portion), 752, 753, 754, 755, 756 (Portion), 757 (Portion), 758 (Portion), 759 (Portion), 760 (Portion), 761, 762, 763, 764 (Portion), 766 (Portion), 768 (Portion), 769 (Portion), 770 S.A, 770 S.B (Portion), 817 S.A RP (Portion), 817 S.B RP (Portion), 818 S.B RP (Portion), 1103 RP (Portion), 1104 RP (Portion), 1138 (Portion), 1139 S.A RP (Portion), 1139 RP (Portion), 1140 (Portion), 1141 RP (Portion), 1142, 1143 RP, 1144 S.F (Portion), 1145 (Portion), 1146 (Portion), 1151 (Portion), 1152 (Portion), 1153, 1154 RP, 1155, 1156, 1157, 1158, 1159 (Portion), 1160 (Portion), 1161 (Portion), 1162, 1163, 1164, 1165, 1166, 1168, 1169 RP (Portion), 1170 RP (Portion), 1175 RP, 1176 RP (Portion), 1177, 1179, 1180, 1181, 1183 RP, 1185 RP, 1187 RP (Portion), 1188 RP (Portion), 1189 RP (Portion), 1190, 1191 (Portion), 1192 (Portion), 1193, 1194, 1195 (Portion), 1196, 1197 (Portion), 1198 (Portion), 1199 S.B (Portion), 1200 (Portion), 1202 S.B (Portion), 1203 (Portion), 1205 (Portion), 1206 (Portion), 1207 (Portion), 1208 (Portion), 1213 (Portion), 1214 (Portion), 1215 (Portion), 1216, 1217, 1218, 1219, 1220 (Portion), 1221 (Portion), 1222 (Portion), 1223 (Portion), 1224, 1225, 1226 S.A, 1226 S.B, 1227, 1228 (Portion), 1229 RP (Portion), 1230, 1231 RP (Portion), 1232, 1233, 1234, 1235 (Portion), 1238 (Portion), 1239, 1240, 1241, 1242, 1243 RP (Portion), 1244 RP (Portion), 1247 RP, 1248, 1249, 1256 RP (Portion), 1306 RP (Portion), 1307 RP (Portion), 1308 (Portion), 1309 (Portion), 1310 S.A, 1310 RP, 1311 (Portion), 1313 (Portion), 1314 (Portion), 1315 (Portion), 1316, 1319 S.A RP (Portion), 1324 RP (Portion), 1326 RP (Portion), 1327 (Portion), 1328 (Portion), 1329, 1330, 1331, 1332, 1333, 1334 (Portion), 1335 (Portion), 1336, 1337, 1338, 1339, 1340, 1341 (Portion), 1342 S.B (Portion), 1457 RP (Portion), 1458 RP (Portion), 1459 S.A, 1459 RP (Portion), 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467 S.A, 1467 S.B, 1467 S.C, 1467 S.D, 1467 RP, 1468, 1469, 1470, 1471, 1472, 1473, 1474 (Portion), 1475 RP (Portion), 1476 RP (Portion), 1477 (Portion), 1478, 1479 RP (Portion), 1480 RP (Portion), 1481 S.B RP (Portion), 1482 RP (Portion), 1483, 1484 RP (Portion), 1485, 1486 RP (Portion), 1488 RP (Portion), 1489 RP (Portion), 1491 RP (Portion), 1492 RP (Portion), 1493 (Portion), 1494, 1495, 1496, 1497, 1498 S.A ss.2 (Portion), 1498 S.A RP (Portion), 1498 S.B RP (Portion), 1499 RP (Portion), 1500 (Portion), 1501 RP (Portion), 1502 RP (Portion), 1503 RP (Portion), 1504, 1505 S.A (Portion), 1505 RP, 1506 (Portion), 1507, 1508 RP (Portion), 1509, 1510 RP (Portion), 1511 S.B, 1511 RP (Portion), 1512, 1513 (Portion), 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527 RP (Portion), 1528 RP (Portion), 1529 RP (Portion), 1530 RP (Portion), 1531 (Portion), 1532, 1533, 1534, 1535, 1536, 1537, 1538 RP (Portion), 1539 (Portion), 1540 (Portion), 1541 RP (Portion), 1542 RP (Portion), 1543 (Portion), 1544 (Portion), 1545, 1546 (Portion), 1547 (Portion), 1548, 1549 (Portion), 1550 (Portion), 1551 (Portion), 1598 RP (Portion), 1599 (Portion), 1600 (Portion), 1602 (Portion), 1605 (Portion), 1606 (Portion), 1607 (Portion), 1608 S.B (Portion), 1610 (Portion), 1611, 1612, 1613, 1614, 1615 S.A, 1615 S.B, 1616, 1617, 1618 RP, 1619 RP, 1667 S.B RP (Portion), 1670 RP (Portion), 1671 S.B RP (Portion), 1674 RP (Portion), 1676 RP (Portion), 1677 S.B (Portion), 1678 RP, 1679, 1680, 1681, 1682 (Portion), 1684 S.B (Portion), 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1757 RP (Portion), 1993 S.B RP, 1994 S.B RP, 1995 RP, 1996 RP, 1997, 1998 RP (Portion), 1999 (Portion), 2001 (Portion), 2002 (Portion), 2003 (Portion), 2004, 2005, 2006, 2007 RP, 2008 RP and 2009 RP all in Demarcation District No. 125; and

Lots Nos. 1674 RP (Portion), 1680 (Portion), 1682 (Portion), 1685 RP (Portion), 1686 (Portion), 1687 RP (Portion), 1690 (Portion), 1691 (Portion), 1692 (Portion), 1693 (Portion), 1694 (Portion), 1695 (Portion), 1696 (Portion), 1704 (Portion), 1705, 1706, 1707 (Portion), 1708, 1709 RP (Portion), 1711 RP (Portion), 1719 RP (Portion), 1720 RP (Portion), 1721 RP (Portion), 1722 RP (Portion), 1724 RP (Portion), 1725, 1726 RP, 1727 RP, 1728, 1729, 1730 RP, 1731 RP, 1732 RP, 1733 (Portion), 1734 (Portion), 1735 (Portion), 1736 RP (Portion), 1738 RP (Portion), 1739 RP (Portion), 1740 RP (Portion), 1741 RP, 1742 (Portion), 1743, 1744, 1745 (Portion), 1746 (Portion), 1747 (Portion), 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1753 (Portion), 1754 (Portion), 1755 (Portion), 1756 (Portion), 1759 (Portion), 1761 (Portion), 1762 RP (Portion), 1764 RP (Portion), 1765

RP (Portion), 1766 S.C (Portion), 1766 S.D RP (Portion), 1766 S.F RP (Portion), 1766 RP (Portion), 1767 RP (Portion), 1768 RP (Portion), 1772 RP (Portion), 1774 (Portion), 1775 (Portion), 1776 (Portion), 1779 S.A RP (Portion), 1779 S.B ss.1 (Portion), 1779 S.B RP (Portion), 1779 S.C (Portion), 1779 RP (Portion), 1781 (Portion), 1784 (Portion), 1785 (Portion), 1786, 1787, 1788 S.A, 1788 S.B, 1788 S.C ss.1, 1788 S.C RP, 1788 RP, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803 RP (Portion), 1804 RP (Portion), 1805 RP, 1807 RP, 1808 (Portion), 1809 S.A, 1809 RP, 1810 RP (Portion), 1811, 1812, 1813 RP (Portion), 1817 RP (Portion), 1820 RP (Portion), 1824 RP (Portion), 1825 S.A (Portion), 1825 RP (Portion), 1832 (Portion), 1833 (Portion), 1834 S.A, 1834 RP, 1835 (Portion), 1836 (Portion), 1837 RP, 1838 RP, 1839 (Portion), 1840 RP (Portion), 1841 RP (Portion), 1842 RP, 1843 RP, 1844 RP, 1845 RP, 1846 (Portion), 1847 (Portion), 1849 RP (Portion), 1850 RP (Portion), 1852 RP (Portion), 1853 RP, 1854, 1855, 1856 (Portion), 1857, 1858, 1859, 1860, 1861, 1862 (Portion), 1864 RP (Portion), 1865 RP (Portion), 1866 RP (Portion), 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875 (Portion), 1876 RP (Portion), 1877 (Portion), 1878, 1879, 1880, 1881 (Portion), 1883 RP (Portion), 1884 RP, 1885 RP, 1892 (Portion), 1894 (Portion), 1895 RP (Portion), 1896 S.A (Portion), 1896 RP, 1897, 1898, 1899, 1900, 1901, 1902, 1903 RP (Portion), 1904 RP, 1905 RP, 1906 RP, 1907 RP, 1908 RP, 1909, 1910, 1911, 1912, 1913, 1914 (Portion), 1915, 1916, 1917, 1918 (Portion), 1919, 1920, 1921, 1922, 1923, 1924, 1925 (Portion), 1926, 1927 (Portion), 1928, 1929 RP, 1930 RP (Portion), 1931 (Portion), 1932 RP (Portion), 1935 (Portion), 1936 (Portion), 1937 (Portion), 1938 (Portion), 1939 (Portion), 1940 S.A (Portion), 1941 S.A (Portion), 1941 RP (Portion), 1942 (Portion), 1943, 1944, 1945, 1946, 1947, 1948 (Portion), 1949 (Portion), 1950 (Portion), 1951 (Portion), 1952 (Portion), 1953 (Portion), 1954 (Portion), 2053 S.B RP (Portion), 2063 S.B RP (Portion), 2064 S.B ss.2, 2064 S.B ss.3, 2064 S.B ss.4 RP, 2064 S.B RP, 2064 S.D RP, 2064 S.E, 2064 S.F, 2064 S.G RP, 2064 RP, 2102 RP, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114 (Portion), 2115 (Portion), 2116 (Portion), 2117 (Portion), 2118, 2119 (Portion), 2120 (Portion), 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128 (Portion), 2129 (Portion), 2130, 2131, 2132 S.A, 2132 RP, 2133 RP, 2134 RP, 2140 RP, 2141, 2143 (Portion), 2144 RP (Portion), 2171 RP, 2172, 2173 (Portion), 2174 S.A, 2174 RP, 2175 S.A (Portion), 2175 S.B, 2175 RP, 2176 (Portion), 2177 (Portion), 2179 (Portion), 2180 (Portion), 2181 (Portion), 2182, 2183 S.B, 2184, 2185 (Portion), 2186 (Portion), 2187 (Portion), 2188 (Portion), 2189 (Portion), 2190 (Portion), 2191 S.A ss.1, 2191 S.A ss.2, 2191 S.A RP, 2191 S.B (Portion), 2191 S.C, 2191 S.D, 2191 RP, 2192, 2193, 2194, 2195, 2196 RP, 2197 RP, 2198 RP, 2526 (Portion), 2562, 2739, 2759 and 2760 all in Demarcation District No. 130.

TAKE NOTICE that the Chief Executive in Council has decided that the above-mentioned land is required for a public purpose, and under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, I have made an order that the above-mentioned land shall be resumed and revert to the Government of the Hong Kong Special Administrative Region on the expiration of THREE MONTHS from the date of the affixing of this notice to the said land.

This notice was affixed to the above-mentioned land on 30 May 2024. Upon expiration of the notice period at midnight on 30 August 2024, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. The date of reversion shall be 31 August 2024.

The electronic version of this notice and the aforesaid 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 aforesaid 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:—

Offices

*Opening Hours
(except on public holidays)*

Central and Western Home Affairs Enquiry Centre,
Ground Floor, Harbour Building,
38 Pier Road, Central, Hong Kong

Tuen Mun Home Affairs Enquiry Centre,
2nd Floor, Tuen Mun Government Offices,
No. 1 Tuen Hi Road, Tuen Mun,
New Territories

Yuen Long Home Affairs Enquiry Centre,
Ground Floor, Yuen Long District Office Building,
269 Castle Peak Road, Yuen Long,
New Territories

District Lands Office, Tuen Mun,
6th Floor, Tuen Mun Government Offices,
No. 1 Tuen Hi Road, Tuen Mun,
New Territories

District Lands Office, Yuen Long,
9th Floor, Yuen Long Government Offices,
2 Kiu Lok Square, Yuen Long,
New Territories

Monday to Friday
9.00 a.m. to 7.00 p.m.

Monday to Friday
8.45 a.m. to 12.30 p.m.
and
1.30 p.m. to 5.30 p.m.

30 May 2024

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

ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (Chapter 370)

(Notice under section 14)

RESUMPTION OF LAND FOR
PWP ITEM NOS. 7787CL (PART) AND 7829CL
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA
ADVANCE WORKS PHASE 3 AND STAGE 2 WORKS—
SITE FORMATION AND ENGINEERING INFRASTRUCTURE

TAKE NOTICE that under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, the Deputy Director/Specialist, Lands Department has made an order under section 13(1) of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) (hereinafter referred to as 'the Ordinance') directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lots Nos. 7 S.B (Portion), 7 RP (Portion), 8 (Portion), 9 RP (Portion), 10 (Portion), 11 (Portion), 12 (Portion), 13 S.A RP (Portion), 13 S.B ss.2 (Portion), 13 S.B ss.3 (Portion), 13 S.B ss.4 (Portion), 13 S.B RP, 14 RP (Portion), 15 S.C (Portion), 15 RP (Portion), 33 (Portion), 40 (Portion), 41 (Portion), 42, 43, 44 (Portion), 45 (Portion), 50 (Portion), 51 (Portion), 52 (Portion), 63 (Portion), 64 (Portion), 67 (Portion), 69 (Portion), 70 (Portion), 71 (Portion), 72 (Portion), 73 (Portion), 74 (Portion), 75 (Portion), 76 (Portion), 77 (Portion), 78 S.A (Portion), 102 (Portion), 103 RP (Portion), 104 RP, 106 (Portion), 107 S.A (Portion), 108 S.B (Portion), 111 (Portion), 112 (Portion), 114 (Portion), 115 (Portion), 242 (Portion), 243, 244 (Portion), 245 (Portion), 249 (Portion), 250 S.B (Portion), 251 (Portion), 351 S.B ss.1 (Portion), 351 S.B RP (Portion), 351 S.C ss.1 (Portion), 351 S.C RP (Portion), 351 S.D (Portion), 352 S.A ss.1 (Portion), 352 S.A ss.2 (Portion), 352 S.B RP, 352 S.C, 352 RP, 353 (Portion), 356 (Portion), 480 S.A RP (Portion), 480 RP (Portion), 481 (Portion), 482 (Portion), 483 (Portion), 519 RP (Portion), 522 (Portion), 523 (Portion), 525 RP (Portion), 534 (Portion), 535 S.E (Portion), 536 (Portion), 537, 538 (Portion), 539, 540 (Portion), 541, 542 (Portion), 544 (Portion), 587 (Portion), 604 RP (Portion), 605 (Portion), 606 (Portion), 607 (Portion), 608 RP (Portion), 609 RP (Portion), 610 (Portion), 617 (Portion), 619 (Portion), 620 (Portion), 622 (Portion), 623 (Portion), 634 (Portion), 635 (Portion), 636 S.B RP (Portion), 637 RP (Portion), 638 RP (Portion), 639 RP (Portion), 642 RP, 643 RP (Portion), 648 RP (Portion), 649 RP (Portion), 650 (Portion), 651 (Portion), 652 (Portion), 1162 S.C (Portion), 1162 RP (Portion), 1181 S.A, 1181 S.B (Portion), 1182 S.A, 1182 RP (Portion), 1184 (Portion), 1188 (Portion), 1190 S.A (Portion), 1190 S.B (Portion), 1190 S.C (Portion), 1190 RP (Portion), 1191 (Portion), 1192 (Portion), 1193, 1194, 1195 (Portion), 1196 (Portion), 1197 (Portion), 1202 (Portion), 1203 (Portion), 1204 (Portion), 1205, 1206 (Portion), 1207 (Portion), 1210 (Portion), 1211 RP (Portion), 1212 RP, 1218 (Portion), 1219 S.A, 1219 S.B, 1219 RP, 1236 S.A ss.1 S.A, 1236 S.A ss.1 RP (Portion), 1236 S.A ss.12 (Portion) [formerly known as 1236 S.A RP (Portion)], 1236 S.B (Portion), 1237 (Portion), 1241 RP (Portion), 1243 (Portion), 1249 (Portion), 1250 (Portion), 1252, 1263 (Portion), 1264 S.A (Portion), 1267 (Portion), 1268 (Portion), 1282, 1283 (Portion), 1308 RP (Portion), 1314 RP (Portion), 1315 RP (Portion), 1316 (Portion), 1317 RP, 1318 (Portion), 1320 (Portion), 1322 (Portion), 1326 (Portion), 1327 (Portion), 1329 (Portion), 1330 (Portion), 1331 (Portion), 1336 (Portion), 1337 RP (Portion), 1351 (Portion), 1353 (Portion), 1354 (Portion), 1355 (Portion), 1362 (Portion), 1363 (Portion), 1367 (Portion), 1368 (Portion), 1369 (Portion), 1370 (Portion), 1371 (Portion), 1372 (Portion), 1373 (Portion), 1374 (Portion), 1375 (Portion), 1376 (Portion), 1382 (Portion), 1383 (Portion), 1384 (Portion), 1385 (Portion), 1387 (Portion), 1388 (Portion), 1391 (Portion), 1392 (Portion), 1394 (Portion), 1395 (Portion), 1396 (Portion), 1397 (Portion), 1400 (Portion), 1404 (Portion), 1405 (Portion), 1406 (Portion), 1407 (Portion), 1408 (Portion), 1409 RP, 1410 (Portion), 1415 (Portion), 1416 (Portion), 1420 (Portion), 1421 (Portion), 1423 (Portion), 1424 (Portion), 1425 (Portion), 1428 (Portion), 1433 (Portion), 1436 (Portion), 1437 (Portion), 1438 (Portion), 1439 (Portion), 1440 (Portion), 1441 (Portion), 1442 (Portion), 1443 (Portion), 1449 (Portion), 1450 (Portion), 1454 RP (Portion), 1457 (Portion), 1458 (Portion), 1461 (Portion), 1467 (Portion), 1468 (Portion), 1469 (Portion), 1471 (Portion), 1472 (Portion), 1473 (Portion), 1486 (Portion), 1487 (Portion), 1488 (Portion), 1494 (Portion), 1495 (Portion), 1496 (Portion), 1497 RP, 1498 RP, 1499 RP (Portion), 1507 RP (Portion), 1508 (Portion), 1509 RP (Portion), 1510 RP (Portion), 1511 (Portion), 1518 (Portion), 1519 (Portion), 1520 (Portion), 1547 RP (Portion), 1548 S.A (Portion), 1548 S.B RP (Portion), 1553 (Portion), 1557 (Portion), 1562 RP (Portion), 1563 (Portion), 1564

(Portion), 1565 (Portion), 1568 (Portion), 1574 (Portion), 1575 (Portion), 1576 (Portion), 1577 (Portion), 1578 (Portion), 1580 (Portion), 1581 (Portion), 1582 (Portion), 1583 (Portion), 1584 RP (Portion), 1585 (Portion), 1586 (Portion), 1587 (Portion), 1588 (Portion), 1589 (Portion), 1591 (Portion), 1592 (Portion), 1600 (Portion), 1601, 1602 (Portion), 1603 (Portion), 1604 (Portion), 1605 (Portion), 1606 (Portion), 1607 (Portion), 1608 RP (Portion), 1614 RP (Portion), 1615 RP (Portion), 1616 RP (Portion), 1621 (Portion), 1622 (Portion), 1623 (Portion), 1624 (Portion), 1625 (Portion), 1626 RP (Portion), 1627 (Portion), 1629 RP (Portion), 1630 RP (Portion), 1631 RP (Portion), 1634 (Portion), 1635 S.A RP (Portion), 1635 RP (Portion), 1636 RP (Portion), 1637 RP (Portion), 1639 S.A (Portion), 1639 RP (Portion), 1640 RP (Portion), 1641 RP (Portion), 1643 (Portion), 1644 (Portion), 1645 (Portion), 1646 (Portion), 1647 (Portion), 1665 (Portion), 1673 RP (Portion), 1674, 1675 (Portion), 1676 (Portion), 1677 (Portion), 1678 (Portion), 1694 (Portion), 1695 (Portion), 1699 (Portion), 1701 (Portion), 1702 (Portion), 1703 (Portion), 1706 (Portion), 1707, 1708 RP, 1709 RP, 1710 RP (Portion), 1711 RP (Portion), 1712 RP (Portion), 1713 RP (Portion), 1714 RP, 1715 RP (Portion), 2033 (Portion), 2139, 2142, 2151 (Portion), 2152 (Portion), 2153 (Portion), 2154, 2155 (Portion), 2156 (Portion), 2157, 2158, 2159, 2160, 2161, 2162 (Portion), 2163, 2164 (Portion), 2165 (Portion), 2167 (Portion), 2168 (Portion), 2169 (Portion), 2170, 2171 (Portion), 2172 (Portion), 2181 (Portion), 2182 (Portion), 2183 (Portion), 2184 (Portion), 2186 (Portion), 2187 (Portion), 2201 (Portion), 2202 (Portion), 2203 (Portion), 2207 S.A ss.2 S.A ss.1 (Portion), 2207 S.A ss.2 S.A RP (Portion), 2207 S.A ss.5 (Portion), 2207 S.A ss.7 (Portion), 2207 S.A ss.8 (Portion), 2207 S.A RP (Portion), 2209 S.B ss.1 S.B (Portion), 2209 S.B ss.1 RP (Portion), 2213 RP (Portion), 2214 RP (Portion), 2937 RP (Portion), 2946 (Portion), 2947 (Portion), 2948 (Portion), 2949 S.A (Portion), 2949 S.B (Portion), 2950 (Portion), 2951 (Portion), 2953 S.A (Portion), 2953 S.B (Portion), 2953 RP (Portion), 2959 (Portion), 2960 (Portion), 2961 (Portion), 2972 RP (Portion), 2973 RP (Portion), 2984 RP (Portion), 2985 (Portion), 3090 (Portion), 3091 (Portion), 3092 (Portion), 3093 (Portion), 3094 (Portion), 3097 (Portion), 3099 (Portion), 3100 (Portion), 3101 (Portion), 3102 (Portion), 3113 (Portion), 3114 (Portion), 3115 (Portion), 3116 S.A (Portion), 3116 S.B (Portion), 3117 S.A (Portion), 3118 (Portion), 3119 (Portion), 3122 (Portion), 3123 (Portion), 3132 RP (Portion), 3133 RP (Portion), 3134 RP (Portion), 3136 RP (Portion), 3138 RP (Portion), 3139 (Portion), 3141 (Portion), 3152 (Portion), 3159 (Portion), 3160 (Portion), 3170 (Portion), 3171, 3172 (Portion), 3177 (Portion), 3178 (Portion), 3179 S.A, 3179 RP (Portion), 3180 RP (Portion), 3203 (Portion), 3204, 3205 RP (Portion), 3206 RP (Portion), 3225 RP (Portion), 3226 RP (Portion), 3228 RP (Portion), 3229, 3230, 3231 (Portion), 3232 (Portion), 3234 (Portion), 3235 (Portion), 3236 RP (Portion), 3237 (Portion), 3238 RP (Portion), 3242 RP (Portion), 3243 RP (Portion), 3244 (Portion), 3245 (Portion), 3246 (Portion), 3247 (Portion), 3248 (Portion), 3249 (Portion), 3250 (Portion), 3251 (Portion), 3252 (Portion), 3253 (Portion), 3254 (Portion), 3255 (Portion), 3256 (Portion), 3259 (Portion), 3260 (Portion), 3261 (Portion), 3262 (Portion), 3263 (Portion), 3264 (Portion), 3265 (Portion), 3266 (Portion), 3268 (Portion), 3270 (Portion), 3272 (Portion), 3273 (Portion), 3274 (Portion), 3275 RP (Portion), 3276 RP (Portion), 3285 RP (Portion), 3286 (Portion), 3289 (Portion), 3290, 3291, 3292, 3293, 3294, 3298, 3299 (Portion), 3300 (Portion), 3302 (Portion), 3303 (Portion), 3304 (Portion), 3305 (Portion), 3307 (Portion), 3310 RP (Portion), 3311 RP (Portion), 3312 RP (Portion), 3313 RP (Portion), 3314 RP (Portion), 3316 RP (Portion), 3318 (Portion), 3319 S.A (Portion), 3319 S.B (Portion), 3320, 3321 (Portion), 3322 (Portion), 3323 (Portion), 3324 (Portion), 3325 (Portion), 3327 (Portion), 3328 (Portion), 3329 (Portion), 3330 (Portion), 3331 (Portion), 3338 (Portion), 3339 (Portion), 3340 (Portion), 3342 (Portion), 3343 (Portion), 3345 (Portion), 3346 (Portion), 3347 (Portion), 3348 (Portion), 3349 (Portion), 3350 (Portion), 3351 RP, 3352 RP, 3370 (Portion), 3371 (Portion), 3373 (Portion), 3390 (Portion), 3391 (Portion), 3392 (Portion), 3394 (Portion), 3395 (Portion), 3396 (Portion), 3397, 3398, 3399 (Portion), 3400 (Portion), 3401 (Portion), 3408 (Portion), 3409 (Portion), 3410, 3411 (Portion), 3412, 3413, 3414 RP, 3415 (Portion), 3416 RP (Portion), 3419 (Portion), 3426 (Portion), 3427 (Portion), 3429 RP (Portion), 3430 RP (Portion), 3431 RP (Portion), 3432 RP (Portion), 3433 RP (Portion), 3437 (Portion), 3440 (Portion), 3441 RP (Portion), 3442 RP (Portion), 3443 RP (Portion), 3444 (Portion), 3445 (Portion), 3446 (Portion), 3447 S.A, 3447 RP (Portion), 3448 (Portion), 3449 (Portion), 3450 (Portion), 3452 (Portion), 3453 (Portion), 3454 (Portion), 3460 RP (Portion), 3471 (Portion), 3472 (Portion), 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481 (Portion), 3482 (Portion), 3483 (Portion), 3499 (Portion), 3517 RP (Portion), 3519 (Portion), 3520 (Portion), 3521 (Portion), 3522 RP (Portion), 3523 (Portion), 3524 RP (Portion), 3527 RP (Portion), 3528 RP (Portion), 3529 RP (Portion), 3530 (Portion), 3531 (Portion), 3534 (Portion), 3535 (Portion), 3536 (Portion), 3537 (Portion), 3538 (Portion), 3539 (Portion), 3540 (Portion), 3544 (Portion), 3545 (Portion), 3546 (Portion), 3547, 3548, 3549 (Portion), 3550, 3551, 3552 (Portion), 3553 (Portion), 3554 (Portion), 3556 (Portion),

3557 (Portion), 3558 (Portion), 3561 RP (Portion), 3562, 3563 (Portion), 3595 (Portion), 3598 (Portion), 3599 (Portion), 3600, 3601 (Portion), 3602, 3603 (Portion), 3604 (Portion), 3605 (Portion), 3606, 3607, 3608 (Portion), 3609 (Portion), 3614 (Portion), 3615 (Portion), 3616 (Portion), 3617, 3618, 3619 (Portion), 3620 (Portion), 3621 (Portion), 3622 (Portion), 3624 (Portion), 3627 (Portion), 3628 (Portion), 3934 RP (Portion), 3936 (Portion), 3938 (Portion) and 3939 all in Demarcation District No. 124;

Lots Nos. 9 (Portion), 15 (Portion), 19 (Portion), 20 (Portion), 21 (Portion), 23 S.A (Portion), 23 RP (Portion), 24 (Portion), 25 (Portion), 27 (Portion), 29 (Portion), 32 S.A (Portion), 32 S.B (Portion), 36 (Portion), 40 S.C, 40 RP, 41, 42 (Portion), 43 (Portion), 44 S.B (Portion), 50 (Portion), 51 (Portion), 52 (Portion), 95 RP (Portion), 100 (Portion), 109 (Portion), 111, 112 (Portion), 115 RP, 147 (Portion), 169 (Portion), 172 (Portion), 173 (Portion), 174, 175 (Portion), 176 (Portion), 177 (Portion), 178 (Portion), 179 (Portion), 180 S.A (Portion), 180 S.B (Portion), 181 (Portion), 182 (Portion), 183 (Portion), 184 (Portion), 185 (Portion), 186 (Portion), 187 (Portion), 191 (Portion), 192 S.A (Portion), 192 S.B (Portion), 193, 197 (Portion), 199 (Portion), 200 (Portion), 201 (Portion), 202 (Portion), 203 (Portion), 204 (Portion), 206 (Portion), 219 (Portion), 220 (Portion), 222 (Portion), 223 (Portion), 227 (Portion), 232 (Portion), 236 (Portion), 238 (Portion), 239 (Portion), 240 (Portion), 241 (Portion), 242, 243, 244 (Portion), 245, 246 (Portion), 247, 248, 249, 250 (Portion), 251 (Portion), 252 (Portion), 255 (Portion), 256 (Portion), 269 (Portion), 270 (Portion), 272 (Portion), 273 (Portion), 274 (Portion), 275 (Portion), 276 (Portion), 277 (Portion), 278 (Portion), 279 (Portion), 280 (Portion), 281 (Portion), 282 (Portion), 283, 284, 285 (Portion), 313 (Portion), 314 (Portion), 315, 316 (Portion), 317 (Portion), 318 (Portion), 319 (Portion), 320 (Portion), 322 (Portion), 323 (Portion), 324 (Portion), 325 (Portion), 326 (Portion), 328, 329, 330, 331, 332, 333 (Portion), 334 RP (Portion), 335, 336 (Portion), 337, 338, 339, 340, 341, 342, 344 S.A, 344 RP, 345, 346, 347 (Portion), 349 (Portion), 353 (Portion), 360 (Portion), 361 (Portion), 362 (Portion), 363 (Portion), 365 (Portion), 366 (Portion), 367, 368 (Portion), 369 (Portion), 370 S.A (Portion), 370 S.B (Portion), 371 (Portion), 372 (Portion), 373 (Portion), 374 (Portion), 375 (Portion), 388 RP (Portion), 389 RP (Portion), 390 (Portion), 391 (Portion), 392 (Portion), 393, 394 (Portion), 395 (Portion), 396 (Portion), 399 RP (Portion), 401 (Portion), 402, 403 RP, 404 RP, 406 RP, 429 RP, 430 RP (Portion), 431 RP (Portion), 432 RP (Portion), 439 (Portion), 536 (Portion), 537, 538 (Portion), 539 (Portion), 541 (Portion), 545 (Portion), 546 S.A (Portion), 547 (Portion), 554 (Portion), 556 (Portion), 572 (Portion), 573 (Portion), 574 (Portion), 575 (Portion), 576 (Portion), 577 (Portion), 578 (Portion), 579 (Portion), 699 (Portion), 704 (Portion), 705 (Portion), 717 (Portion), 719 (Portion), 720 (Portion), 721 (Portion), 727 (Portion), 728 (Portion), 729 (Portion), 730 (Portion), 731 (Portion), 733 (Portion), 734 (Portion), 736 (Portion), 737 (Portion), 756 (Portion), 757 (Portion), 758 (Portion), 759 (Portion), 760 (Portion), 766 (Portion), 767, 768 (Portion), 770 S.B (Portion), 817 S.A RP (Portion), 817 S.B RP (Portion), 1100 RP (Portion), 1101 RP (Portion), 1102 RP (Portion), 1103 RP (Portion), 1104 RP (Portion), 1105 (Portion), 1107 (Portion), 1132 (Portion), 1138 (Portion), 1139 S.A RP (Portion), 1139 RP (Portion), 1140 (Portion), 1141 RP (Portion), 1144 S.D (Portion), 1144 S.E, 1144 S.F (Portion), 1144 RP (Portion), 1145 (Portion), 1146 (Portion), 1147 (Portion), 1149 (Portion), 1151 (Portion), 1152 (Portion), 1159 (Portion), 1160 (Portion), 1161 (Portion), 1176 RP (Portion), 1187 RP (Portion), 1188 RP (Portion), 1189 RP (Portion), 1191 (Portion), 1192 (Portion), 1195 (Portion), 1197 (Portion), 1198 (Portion), 1199 S.A, 1199 S.B (Portion), 1200 (Portion), 1201 (Portion), 1202 S.A, 1202 S.B (Portion), 1203 (Portion), 1204, 1205 (Portion), 1206 (Portion), 1207 (Portion), 1208 (Portion), 1213 (Portion), 1214 (Portion), 1215 (Portion), 1220 (Portion), 1221 (Portion), 1222 (Portion), 1228 (Portion), 1229 RP (Portion), 1231 RP (Portion), 1236 (Portion), 1237 (Portion), 1238 (Portion), 1243 RP (Portion), 1244 RP (Portion), 1245 RP, 1256 RP (Portion), 1276 RP (Portion), 1279 (Portion), 1294 (Portion), 1295 RP (Portion), 1304 (Portion), 1305 RP (Portion), 1306 RP (Portion), 1307 RP (Portion), 1308 (Portion), 1309 (Portion), 1311 (Portion), 1312, 1313 (Portion), 1314 (Portion), 1315 (Portion), 1317 S.A, 1317 RP, 1318, 1319 S.A RP (Portion), 1319 S.B, 1319 S.C, 1321 RP, 1322 RP, 1324 RP (Portion), 1325 RP (Portion), 1326 RP (Portion), 1334 (Portion), 1335 (Portion), 1448 RP (Portion), 1450 RP, 1451 RP (Portion), 1452 RP (Portion), 1453 (Portion), 1454 RP (Portion), 1457 RP (Portion), 1458 RP (Portion), 1459 RP (Portion), 1474 (Portion), 1475 RP (Portion), 1476 RP (Portion), 1477 (Portion), 1479 RP (Portion), 1480 RP (Portion), 1481 S.B RP (Portion), 1482 RP (Portion), 1484 RP (Portion), 1486 RP (Portion), 1488 RP (Portion), 1489 RP (Portion), 1490 RP, 1491 RP (Portion), 1492 RP (Portion), 1493 (Portion), 1498 S.A ss.2 (Portion), 1498 S.A RP (Portion), 1498 S.B RP (Portion), 1499 RP (Portion), 1500 (Portion), 1501 RP (Portion), 1502 RP (Portion), 1503 RP (Portion), 1505 S.A (Portion), 1506 (Portion), 1508 RP (Portion), 1510 RP (Portion), 1511 RP (Portion),

1513 (Portion), 1527 RP (Portion), 1528 RP (Portion), 1529 RP (Portion), 1530 RP (Portion), 1531 (Portion), 1538 RP (Portion), 1539 (Portion), 1540 (Portion), 1541 RP (Portion), 1542 RP (Portion), 1543 (Portion), 1544 (Portion), 1546 (Portion), 1547 (Portion), 1549 (Portion), 1550 (Portion), 1551 (Portion), 1552 RP (Portion) [formerly known as 1552 S.C (Portion), 1552 S.D (Portion), 1552 S.E (Portion), 1552 S.F and 1552 RP (Portion)], 1553 (Portion), 1555 (Portion), 1556 S.B, 1556 RP (Portion), 1557 RP (Portion), 1558 S.B, 1558 RP (Portion), 1560 RP (Portion), 1593 (Portion), 1594 (Portion), 1596, 1597, 1598 RP (Portion), 1599 (Portion), 1600 (Portion), 1601 (Portion), 1602 (Portion), 1603 (Portion), 1604 S.A (Portion), 1604 RP (Portion), 1605 (Portion), 1606 (Portion), 1607 (Portion), 1608 S.A (Portion), 1608 S.B (Portion), 1609 (Portion), 1610 (Portion), 1667 S.B RP (Portion), 1668 S.B RP, 1670 RP (Portion), 1671 S.B RP (Portion), 1672 S.B RP, 1673 RP, 1674 RP (Portion), 1675, 1676 RP (Portion), 1677 S.A, 1677 S.B (Portion), 1682 (Portion), 1683 (Portion), 1684 S.A (Portion), 1684 S.B (Portion), 1685 (Portion), 1687 (Portion), 1743 RP (Portion), 1744 S.K (Portion), 1744 RP (Portion), 1745 (Portion), 1747, 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1753 (Portion), 1754 (Portion), 1756 (Portion), 1757 RP (Portion), 1758 RP (Portion), 1759 (Portion), 1967 S.B RP (Portion), 1969 (Portion), 1974 (Portion), 1975 RP (Portion), 1976 RP (Portion), 1977 (Portion), 1980 RP (Portion), 1998 RP (Portion), 1999 (Portion), 2000, 2001 (Portion), 2002 (Portion) and 2003 (Portion) all in Demarcation District No. 125;

Lot No. 26 S.B RP (Portion) in Demarcation District No. 127; and

Lots Nos. 1674 RP (Portion), 1689, 1690 (Portion), 1691 (Portion), 1693 (Portion), 1694 (Portion), 1695 (Portion), 1696 (Portion), 1702 RP, 1703 (Portion), 1704 (Portion), 1707 (Portion), 1709 RP (Portion), 1711 RP (Portion), 1717 RP, 1719 RP (Portion), 1720 RP (Portion), 1721 RP (Portion), 1722 RP (Portion), 1724 RP (Portion), 1733 (Portion), 1734 (Portion), 1735 (Portion), 1736 RP (Portion), 1738 RP (Portion), 1739 RP (Portion), 1740 RP (Portion), 1742 (Portion), 1745 (Portion), 1746 (Portion), 1747 (Portion), 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1753 (Portion), 1754 (Portion), 1755 (Portion), 1756 (Portion), 1757 RP, 1758, 1759 (Portion), 1760, 1761 (Portion), 1762 RP (Portion), 1764 RP (Portion), 1765 RP (Portion), 1766 S.C (Portion), 1766 S.D RP (Portion), 1766 S.F RP (Portion), 1766 RP (Portion), 1767 RP (Portion), 1768 RP (Portion), 1769 RP, 1772 RP (Portion), 1773, 1774 (Portion), 1775 (Portion), 1776 (Portion), 1778, 1779 S.A ss.1, 1779 S.A RP (Portion), 1779 S.B ss.1 (Portion), 1779 S.B RP (Portion), 1779 S.C (Portion), 1779 RP (Portion), 1780, 1781 (Portion), 1782, 1783, 1784 (Portion), 1785 (Portion), 1803 RP (Portion), 1804 RP (Portion), 1808 (Portion), 1810 RP (Portion), 1813 RP (Portion), 1817 RP (Portion), 1820 RP (Portion), 1824 RP (Portion), 1825 S.A (Portion), 1825 S.B, 1825 RP (Portion), 1829 RP, 1830, 1831, 1832 (Portion), 1833 (Portion), 1835 (Portion), 1836 (Portion), 1839 (Portion), 1840 RP (Portion), 1841 RP (Portion), 1846 (Portion), 1847 (Portion), 1849 RP (Portion), 1850 RP (Portion), 1856 (Portion), 1862 (Portion), 1864 RP (Portion), 1865 RP (Portion), 1866 RP (Portion), 1875 (Portion), 1876 S.A, 1876 RP (Portion), 1877 (Portion), 1881 (Portion), 1883 RP (Portion), 1889 RP, 1892 (Portion), 1893, 1894 (Portion), 1895 RP (Portion), 1914 (Portion), 1918 (Portion), 1925 (Portion), 1927 (Portion), 1930 RP (Portion), 1931 (Portion), 1932 RP (Portion), 1935 (Portion), 1936 (Portion), 1937 (Portion), 1938 (Portion), 1939 (Portion), 1940 S.A (Portion), 1940 RP, 1941 S.A (Portion), 1941 RP (Portion), 1942 (Portion), 1948 (Portion), 1949 (Portion), 1950 (Portion), 1951 (Portion), 1952 (Portion), 1953 (Portion), 1954 (Portion), 1958 RP, 2045 RP (Portion), 2053 S.B RP (Portion), 2061 S.B RP, 2062 S.B RP, 2063 S.B RP (Portion), 2114 (Portion), 2115 (Portion), 2116 (Portion), 2117 (Portion), 2119 (Portion), 2120 (Portion), 2128 (Portion), 2129 (Portion), 2143 (Portion), 2144 RP (Portion), 2173 (Portion), 2175 S.A (Portion), 2176 (Portion), 2177 (Portion), 2178, 2179 (Portion), 2180 (Portion), 2181 (Portion), 2185 (Portion), 2186 (Portion), 2187 (Portion), 2188 (Portion), 2189 (Portion), 2190 (Portion) and 2191 S.B (Portion) all in Demarcation District No. 130

and shown coloured orange on the Resumption Plan No. YLM10744 and Modification Resumption Plans Nos. YLM11095 and YLM11155 and also the land shown coloured orange stippled black on the Resumption Plan No. YLM10744 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 5387 published on 30 September 2022 and 7 October 2022 and as modified by Government Notice No. 272 published on 19 January 2024 and 26 January 2024, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification Resumption Plans 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 the said order, a copy of this notice, and the aforesaid Resumption Plan and Modification Resumption Plans 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.
Tuen Mun Home Affairs Enquiry Centre, 2nd Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories	
Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories	
District Lands Office, Tuen Mun, 6th Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories	Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m.
District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	

This notice was affixed on or near the said land on 30 May 2024.

The Deputy Director/Specialist, Lands Department has under section 13(2) of the Ordinance specified a period of notice of THREE MONTHS from the date upon which this notice was affixed on or near the said land.

It is hereby declared that upon expiry of that period at midnight on 30 August 2024, the land described above shall by virtue of section 13(3) of the Ordinance revert to the Government of the Hong Kong Special Administrative Region for the purposes of or incidental to the works or the use described in the said scheme. The date of reversion shall be 31 August 2024.

Any person entitled to compensation under the Ordinance may serve upon the Secretary for Transport and Logistics a written claim, which can be submitted *via* one of the following means, before the expiration of one year from the date of resumption:—

- (1) By post or by hand to the Transport and Logistics Bureau's Drop-in Box No. 6 located at the 2nd Floor Entrance, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong. The box is available for use between 8.00 a.m. and 7.00 p.m. from Monday to Friday (except public holidays);
- (2) By fax to (852) 2868 4643; or
- (3) By email to (gazettetlb@tlb.gov.hk).

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Transport and Logistics in connection with any written claims served under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) will be used for the processing of the claims and other related purposes. The provision of the information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is obligatory. If such information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is not provided as requested, the claims may be rejected. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other organizations or agencies which are required to handle the claims and related matters. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data in relation to their claims. Request for access to or correction of the personal data should be made in writing to the Personal Data Privacy Officer of the Transport and Logistics Bureau at 20th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

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)

(Notice under section 14)

RESUMPTION OF LAND FOR
PWP ITEM NOS. 7787CL (PART), 7829CL AND 4428DS
SEWERAGE WORKS UNDER
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA
ADVANCE WORKS PHASE 3 AND STAGE 2 WORKS—
SITE FORMATION AND ENGINEERING INFRASTRUCTURE;
AND HUNG SHUI KIU EFFLUENT POLISHING PLANT

TAKE NOTICE that under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, the Deputy Director/Specialist, Lands Department has made an order under section 13(1) of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) (hereinafter referred to as 'the Ordinance') as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lots Nos. 1195 (Portion), 1196 (Portion), 1347 (Portion), 1348 (Portion), 1351 (Portion), 1352 (Portion), 1353 (Portion), 1551 (Portion), 1556 RP (Portion) and 1557 (Portion) all in Demarcation District No. 124;

Lots Nos. 295 (Portion), 296 (Portion), 297 (Portion), 303 (Portion), 304 (Portion), 308 (Portion), 309, 310, 311 (Portion), 314 (Portion), 316 (Portion), 317 (Portion), 1243 RP (Portion), 1279 (Portion), 1280, 1281, 1282, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294 (Portion), 1295 RP (Portion), 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304 (Portion), 1305 RP (Portion), 1325 RP (Portion), 1326 RP (Portion), 1327 (Portion), 1328 (Portion), 1341 (Portion), 1342 S.A., 1342 S.B (Portion), 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350 S.A., 1350 RP, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358 RP, 1359, 1448 RP (Portion), 1451 RP (Portion), 1452 RP (Portion), 1453 (Portion), 1454 RP (Portion), 1458 RP (Portion) and 1459 RP (Portion) all in Demarcation District No. 125; and

Lots Nos. 1768 RP (Portion), 1895 RP (Portion), 1896 S.A (Portion) and 1903 RP (Portion) all in Demarcation District No. 130

and shown coloured orange on the Resumption Plan No. YLM10745 and Modification Resumption Plan No. YLM11103 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 5388 published on 30 September 2022 and 7 October 2022 and as modified by Government Notice No. 273 published on 19 January 2024 and 26 January 2024, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification 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 the said order, a copy of this notice, and the aforesaid Resumption Plan and Modification 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.
Tuen Mun Home Affairs Enquiry Centre, 2nd Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories	
Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories	
District Lands Office, Tuen Mun, 6th Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories	Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m.
District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	
Environmental Protection Department, Revenue Tower Office, 33rd Floor, Revenue Tower, 5 Gloucester Road, Wan Chai, Hong Kong	Monday to Friday 9.00 a.m. to 5.00 p.m.
Environmental Protection Department, Environmental Compliance Division Regional Office (North), 10th Floor, Shatin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories	
Land Registry, 19th Floor, Queensway Government Offices, 66 Queensway, Hong Kong	Monday to Friday 9.00 a.m. to 12.30 p.m. and 2.00 p.m. to 5.00 p.m.

This notice was affixed on or near the said land on 30 May 2024.

The Deputy Director/Specialist, Lands Department has under section 13(2) of the Ordinance as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) specified a period of notice of THREE MONTHS from the date upon which this notice was affixed on or near the said land.

It is hereby declared that upon expiry of that period of notice at midnight on 30 August 2024, the land described above shall by virtue of section 13(3) of the Ordinance as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) revert to the Government of the Hong Kong Special Administrative Region for the purposes of or incidental to the works or the use described in the said scheme. The date of reversion shall be 31 August 2024.

Any person entitled to compensation under the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) may serve a written claim upon the Secretary for Environment and Ecology at 16th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong before the expiration of one year from the date of resumption.

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Environment and Ecology in connection with any written claims served under Part VI of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) will be used for the processing of the claims and other related purposes. The provision of any information, including the personal data, as required under Part VI of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) is obligatory. If such information, including the personal data, as required under Part VI of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) is not provided as requested, the claims may be rejected. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other persons, organizations or agencies which are required to handle the claims and related matters. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data in relation to their claims. Request for access to or correction of the personal data should be made in writing to the Senior Environmental Protection Officer (Knowledge Management) of Environmental Protection Department at Revenue Tower Office, 33rd Floor, Revenue Tower, 5 Gloucester Road, Wan Chai, Hong Kong.

30 May 2024

Joanne LOU *Chief Estate Surveyor/New Development Area*

Annex II

Tenancy Agreement of the Affected Business Operator



THIS AGREEMENT

made the 13th day of December Two thousand and Twenty One

BETWEEN the parties whose names and addresses and descriptions are more particularly described and set out in Part I of the First Schedule hereto (hereinafter respectively referred to as "the Landlord" and "the Tenant")

WHEREBY IT IS MUTUALLY AGREED as follows:-

1. The Landlord shall sub-let and the Tenant shall take ALL THOSE premises more particularly described in Part II of the First Schedule hereto comprising the Open Area and the Covered Area ("Open Area" and "Covered Area" both as hereinafter defined and collectively called "the said premises").
2. The sub-tenancy shall be for the period and commence on the date stated in Part III of the First Schedule hereto (hereinafter called "the said term") and subject to the provisions for earlier termination as hereinafter mentioned.
3. The rent per calendar month for the said premises during the said term shall be as stated in Part IV of the First Schedule hereto (hereinafter called "the said rent"). The said rent payable hereunder shall be payable in advance and clear of all deductions whatsoever and the first of such payments to be made on the signing of this Agreement.
4. On signing this Agreement the Tenant shall deposit and maintain with the Landlord the sum stated in Part V of the First Schedule hereto (hereinafter called "the said deposit") as deposit and as security for the due performance and observance by the Tenant of the agreements, stipulations and conditions herein and on the part of the Tenant to be performed and observed. The Landlord shall, provided it has served prior written notice on the Tenant specifying the breach and the Tenant has failed to rectify the breach within twenty-one (21) days after its receipt of the Landlord's notice, be entitled at any time during the said term to deduct from the said deposit the amount of any rent or other charges payable hereunder which is in arrears or any loss or damage incurred or sustained by the Landlord as the result of any non-observance or non-performance by the Tenant of any such agreements, stipulations and conditions. In the event that any deduction being made by the Landlord from the said deposit in accordance herewith the Tenant shall on demand by the Landlord forthwith further deposit the amount so deducted and failure by the Tenant so to do within twenty-one (21) days shall entitle the Landlord forthwith to determine this Agreement upon written notice to the Tenant. Provided there is no subsisting breach on the Tenant's part of the said agreements, stipulations and conditions, the said deposit shall be refunded in Hong Kong Dollars to the Tenant in full forthwith within thirty (30) days after delivery of vacant possession of the said premises to the Landlord but without any interest costs or compensation

whatsoever and after full settlement of all outstanding payments due and payable by the Tenant hereunder PROVIDED that if any of the fixtures, partitions or fittings on the said premises shall be found to be damaged or destroyed upon the termination of this Agreement except for normal wear and tear they shall forthwith be repaired or replaced (as the case may require) by the Tenant failing which the Landlord shall be entitled to repair or replace the same (as the case may require) upon written notice to the Tenant and deduct the reasonable expenses therefor from the said deposit before returning the balance to the Tenant and if the said deposit shall be insufficient then the deficit shall forthwith be made good by the Tenant to the Landlord and be recoverable by the Landlord as a debt.

5. The Tenant to the intent that the obligations hereunder shall continue throughout the said term of sub-tenancy hereby agrees with the Landlord as follows :-

- (a) To pay the said rent at the time and in manner specified hereunder without any deduction whatsoever. If the Tenant shall fail to pay the said rent reserved in Clause 3 hereof on or before the due date of payment of the same, it shall be lawful for the Landlord to charge and the Tenant shall pay interest on the rent overdue at the rate of 2% per month for every month or part thereof during which the said rent shall be unpaid.
- (b) To pay the Rates charged on the said premises as assessed by the Government of Hong Kong Special Administrative Region ("the Government") quarterly in advance within the months of January, April, July and October provided that the first payment thereof shall be paid on the commencement of the sub-tenancy hereby created. The Tenant shall produce to the Landlord the receipt or other evidence of payment thereof if reasonably required by the Landlord to do so.
- (c) To pay and discharge punctually during the said term all assessments, duties, charges, impositions, utility charges and other outgoings of a non capital and recurring nature now or at any time hereafter to be imposed or charged by the Government or other lawful authority in respect of the said premises or any part thereof.
- (d) To pay and discharge all telephone charges and all charges for electricity and water consumed by the Tenant in the said premises and all services maintenance and all other outgoings in respect of the said premises including all the deposits therefor.
- (e) To pay on demand to the Landlord the reasonable costs incurred by the Landlord in cleansing and clearing any of the manholes, drains, pipes, sanitary, plumbing, apparatus or conduits choked or stopped up owing to careless or improper use thereof by the Tenant or its employees, workmen, servants, agents and visitors.
- (f) To use the said premises for such purpose as stated in the Part VI of the First Schedule hereto only. For the avoidance of doubt, The Landlord does not warrant that the said premises will fit for the Tenant's business purpose.
- (g) Not to use the said premises or any part thereof or permit the same to be used for

any illegal or immoral or improper purpose and shall not permit any part of the said premises to be used for the purpose of gambling other than in the form of normal lawful entertainment. For the avoidance of doubt, use of the said premises for storage of licensed and unlicensed motor vehicles as specified in Part VI of the First Schedule hereto shall not be deemed to be a breach of this Agreement.

- (h) Not to use or permit the said premises to be used for the purpose of production and manufacture of goods and merchandise.
- (i) Not to produce or permit to be produced at any time in the said premises any music or noise (including sound produced by loudhailer, loudspeaker, broadcasting from radio, television and any instrument capable of producing or reproducing music and sound but excluding the sounds produced in normal business operation of the Tenant) so as to constitute a nuisance or to give cause for reasonable complaint on the part of the occupants of neighbouring premises and generally not to do or permit to be done anything which may be or become a nuisance damage or disturbance to the Landlord or to any of the tenants or occupiers of the neighbouring premises.
- (j) To notify the Landlord in writing of any notices served by any competent Government authority.
- (k) At the Tenant's own expense to keep the said premises together with the Structure (as hereinafter defined) including the flooring and interior plaster or other finishing material or rendering on wall floors and ceilings, including all doors, windows, electrical installations and wiring (if any) in good tenable repair and condition and to maintain the same at the expense of the Tenant and deliver up to the Landlord at the expiration or sooner determination of the said term in the like condition (fair wear and tear and damage or destruction arising from any cause referred to in Clause 7(d) hereof excepted) PROVIDED THAT, subject to Clause 10(b)(i) of the Second Schedule hereto, the Landlord shall be responsible for the repair and maintenance of the fixtures installed by the Landlord (i.e., the Structure and the fence) on the said premises (not due to or caused by the act, default or negligence of the Tenant).
- (l) To repair or replace, if so required by the appropriate supply company statutory undertaker or Government authority (as the case may be) under any of the terms of Electricity Supply Ordinance for the time being in force or any Orders in Council or Regulations made thereunder all the electrical installations and apparatus within the said premises and the wirings from the Tenant's meter or meters to and within the same if the same are damaged by or installed by the Tenant.
- (m) To replace all broken or damaged windows, doors and fixtures of the said premises (if any) and all electrical and water installations on the said premises whether the same be broken or damaged by the Tenant.
- (n) To take all reasonable precautions to protect the said premises (including the

Structure) against damage by fire, flood, bursting of pipes, storm or typhoon or the like and in the event of the Tenant's failing to take all such reasonable precautions to make good at the Tenant's expense any such damage as may be caused and to indemnify the Landlord fully against all claims demands actions and legal proceedings whatsoever that may be made upon the Landlord by any person in respect of any such damage.

- (o) To keep at all times during the said term hereby created at the expense of the Tenant such lavatories and water closets and the apparatus and equipment in connection therewith within the said premises (if any) in good clean and tenable state and in proper repair and condition to the reasonable satisfaction of the Landlord and of the Public Health or other government authorities concerned.
- (p) To permit the Landlord or its agents and all persons authorized by it with or without appliances at all reasonable times upon prior appointment (save in case of emergency) to enter the said premises to examine the state of repair and condition thereof and to check the said premises (including the fixtures, fittings and equipment therein). The Tenant will forthwith upon receipt of any written notice from the Landlord specifying any defects or wants of repair found in the said premises repair and make good all defects and wants of repair thereto PROVIDED THAT in case the Tenant shall fail to do so within twenty-one (21) days from the date of such notice as aforesaid or to proceed diligently with the execution of such repair the Landlord may enter the said premises with workmen and materials and make good such defects and wants of repair and the reasonable costs of the same shall be borne by the Tenant.
- (q) Not to keep or store or cause or permit to be kept or stored any arms ammunitions gun-powder salt-petre petrol kerosene or other explosive or combustible substance or hazardous goods or unlawful goods in any part of the said premises (save that the Tenant shall be entitled to store reasonable quantities of such substance or goods not in contravention with any or all laws Ordinances Orders in Council rules and regulations) and not at any time during the said term to allow the said premises or any part thereof to be used in any way entailing a fine forfeiture or penalty against the Landlord under any law for the time being in force in Hong Kong save as otherwise provided in this Agreement.
- (r) Not to do any act which shall amount to a breach or non-observance of any negative or restrictive covenant contained in the Government Lease and/or Conditions of Grant under which the Landlord holds the said premises from the Government save as otherwise provided in this Agreement or to use the said premises for the purposes under Part VI of the First Schedule hereto.
- (s) Not without the previous consent of the Landlord (such consent not to be unreasonably withheld or delayed) to erect, install or alter any fixtures, partitioning or other erection or installation in the said premises or any part thereof or without the like consent to make or permit to be made alterations in or

additions to the electrical/water wiring/piping and installations or to install or permit to be installed any equipment, apparatus, or machinery which imposes a weight on any part of the flooring in excess of that for which it is designed or which requires any additional electrical/water main wiring/piping or which consumes electricity/water not metered through the Tenant's separate meter. The Landlord shall be entitled to reasonably prescribe the maximum weight and permitted location of safes and other heavy equipment and to require that the same stand on supports of such dimensions and material to distribute the weight as the Landlord may reasonably deem necessary.

- (t) Not to affix, exhibit or put up or displayed any signboard, sign, decoration, illuminated signs, placard, poster or other advertisement whatsoever inside or outside the said premises or on any door wall or window thereof other than the display of the Tenant's name or its tradename, signboards or signs as are reasonably required relating to the business of the Tenant PROVIDED ALWAYS THAT the position, size or decoration shall be subject to the prior written approval of the Landlord (such approval shall not be unreasonably withheld or delayed).
- (u) Not to cut maim or injure or permit to be cut maimed or injured any walls, beams structural members or any other parts of the fabric of the said premises and not to cut maim or injure or permit to be cut maimed or injured any doors and windows of the said premises without the prior approval of the Landlord (such approval not to be unreasonably withheld or delayed) and at the expiration or sooner determination of this Agreement, the Tenant shall repair and reinstate the same to their original state.
- (v) To obey and comply with all the requirements of the Government or other lawful authorities and all laws Ordinances Orders in Council rules and regulations and to be answerable and responsible for the consequence of any breach of Ordinances Orders in Council or rules or regulations by any inmate or occupier of the said premises save as otherwise provided in this Agreement or to use the said premises for the purposes under Part VI of the First Schedule hereto.
- (w) Save for anything caused by the act, neglect or default of the Landlord, its servants, agents, licensees or contractors, to be wholly responsible for any damage or injury caused to any other person whomsoever directly or indirectly through the defective or damaged condition of any part of the non-structural interior of the said premises for which the Tenant is responsible hereunder and to make good the same by payment or otherwise and to indemnify the Landlord from and against all claims demands actions and legal proceedings whatsoever made against the Landlord in respect of any damage or injury to any person whomsoever in respect thereof caused by the negligence of the Tenant.
- (x) At the expiration or sooner determination of this Agreement to deliver up to the Landlord vacant possession of the said premises together with the Structure in good clean and tenantable repair and condition (fair wear and tear and latent structural inherent defects and damage caused by events mentioned in Clause 7(d)

hereof excepted) together with any additional erections alterations or improvements which the Tenant may with the consent of the Landlord make in the said premises without payment of any compensation for such additional erections alterations or improvements PROVIDED THAT the Landlord may at its discretion require the Tenant or the Tenant may elect to reinstate, remove or do away with any alterations, fixtures or additions (made to the said premises with or without the Landlord's consent) before delivering up the said premises to the Landlord.

- (y) Not to assign, transfer, sub-let, lend, share or part with the possession of the said premises or any part thereof. The sub-tenancy shall be personal to the Tenant named in this Agreement and without in any way restricting the generality of the foregoing the acts and events set forth hereunder shall, unless previous written approval is obtained from the Landlord (such approval not to be unreasonably withheld or delayed), be deemed to be breaches of this Clause :-

- (i) Person not a party to this Agreement obtains the right to use possess occupy or enjoy the said premises or any part thereof or does in fact use possess occupy or enjoy the same by virtue of a Power of Attorney or similar authority given to it by the Tenant.
- (ii) The reconstruction, amalgamation, merger, take-over, voluntary liquidation or change in the majority shareholding or change in person or persons who has or have effective control of an incorporated company who is the Tenant herein.

Notwithstanding anything herein, the Tenant may, subject to the prior written consent of the Landlord (such consent shall not be unreasonably withheld or delayed), transfer and assign all its rights and obligations under this Agreement to:

(i) a Jardine Matheson Group Company; or (ii) to a purchaser of the entire issued shares of the Tenant on the basis that the assignee shall accept and assume all the liabilities of the Tenant and agree to observe and perform all the terms and conditions of this Agreement. All costs and expenses of the said assignment, including the costs and expenses of the Landlord, shall be borne by the Tenant absolutely. For the purpose of this sub-clause, "Jardine Matheson Group Companies" means companies which are subsidiaries or holding companies (whether direct or indirect) of Jardine Matheson Limited, and companies which are subsidiaries of any holding companies (whether direct or indirect) of Jardine Matheson Limited, and any companies which any of the above entities holds a direct or indirect interest of 20% or more from time to time.

- (z) Not to cause or permit any offensive or unusual odours to be produced upon permeate through or emanate from the said premises.

6. The Landlord hereby agrees with the Tenant as follows :-

- (a) To pay the Government Rent, property tax and outgoing of a capital and non-recurring nature of the said premises and to pay the capital and non-recurring

expenses in respect of the Structure caused by events mentioned in Clause 7(d) hereof during the said term hereby created.

- (b) Upon the Tenant paying the said rent and performing and observing the agreements, stipulations and conditions hereinbefore contained the Tenant shall have quiet and exclusive possession and enjoyment of the said premises without any interruption by the Landlord or any person lawfully claiming through under or in trust for the Landlord.
- (c) To keep in good condition and proper repair the fencing of the said premises and also the main drains and pipes and main electric cables and wirings.
- (d) To pay the rent and all charges reserved under the lease with the registered owner of the said premises ("Head Lease") and observe and perform all the terms and conditions as the Tenant under the Head Lease therein contained and not to breach any of its obligations thereunder.
- (e) That the use of the said premises as specified in Part VI of the First Schedule hereto shall not be treated as a breach of this Agreement by the Tenant.
- (f) That the Landlord shall procure that the registered owner of the said premises shall not treat the Tenant's use of the said premises as set out in Part VI of the First Schedule hereto as a breach under the Head Lease and this Agreement.
- (g) That the Landlord shall provide free access through a 7.5m width reinforced concrete road feasible for 40 feet container trucks from Tin Ha Road to the said premises.

7. PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows :-

- (a) If the said rent or any part thereof shall be unpaid for twenty-one (21) days after the same becoming payable (whether formally demanded or not) or if the Tenant shall fail or neglect to perform or observe any of the agreements, stipulations or conditions herein contained and on its part to be performed or observed or if the Tenant shall go into liquidation (whether compulsory or voluntary except for the purpose of amalgamation of a solvent company) or shall go into receivership or shall enter into any composition or arrangement with its creditors or shall suffer its goods or chattels to be levied in execution and provided the Tenant has failed to rectify the breach within twenty-one (21) days after its receipt of a written notice from the Landlord specifying the breach, then and in any of the said cases it shall be lawful for the Landlord (upon written notice to the Tenant) at any time thereafter to :-
 - (i) re-enter upon the said premises or any part thereof in the name of the whole by summary dispossession proceedings or any other action or proceeding authorized by law and to remove the Tenant and all persons and property therefrom, and thereupon this Agreement shall absolutely determine; and/or
 - (ii) forfeit the said deposit so paid as aforesaid to the Landlord (as liquidated damages and not as penalty) but without prejudice to any

right of action of the Landlord against the Tenant in respect of any breach by the Tenant of any agreements stipulations or conditions herein contained. All reasonable costs and expenses incurred by the Landlord in demanding the said rent and other charges shall be repaid by the Tenant.

- (b) Acceptance of rent by the Landlord shall not be deemed to operate as waiver by the Landlord of any right to proceed against the Tenant in respect of any breach by the Tenant of any of its obligations herein.
- (c) No condoning, excusing or overlooking by the Landlord of any default, breach or non-observance or non-performance by the Tenant at any time of any of the Tenant's obligations herein contained shall operate as a waiver of the Landlord's rights herein in respect of any continuing or subsequent default breach or non-observance or non-performance or so as to defeat or affect in any way the rights and remedies of the Landlord hereunder in respect of any such continuing or subsequent default or breach and no waiver by the Landlord shall be inferred from or implied by anything done or omitted by the Landlord unless expressed in writing and signed by the Landlord. Any consent given by the Landlord shall operate as a consent only for the particular matter to which it relates and it shall in no way be considered as a waiver or release of any of the provisions hereof nor shall it be construed as dispensing with the necessity of obtaining the specific written consent of the Landlord in the future unless expressly so provided.
- (d) In the event of the said premises or any part thereof at any time during the said term being damaged or destroyed by fire (not due to or caused by the default or negligence of the Tenant), water, storm, wind, typhoon, white-ants, earthquake, collapse, subsidence of the ground or any other cause (not attributable to the act or default or negligence of the Tenant) so as to render the said premises unfit for use and occupation or being declared unfit for use and occupation or become subject to a closure order or inaccessible then the said rent, Government Rates and all other outgoings and charges of a non-capital and recurring nature hereby stipulated or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the said premises shall be again rendered fit for occupation and use AND PROVIDED ALWAYS THAT the Landlord shall be under no obligation to repair or reinstate the said premises or any part thereof so destroyed or damaged AND FURTHER PROVIDED THAT should the said premises not having been reinstated in the meantime either the Landlord or the Tenant may at any time after three (3) months from the occurrence of such damage or destruction or order give to the other of them notice in writing to determine this Agreement and thereupon the same and everything herein contained shall cease and be void as from the date of the occurrence of such destruction or damage or order or of the said premises becoming inaccessible but without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of the

agreement stipulations terms and conditions herein contained or of the Landlord in respect of the rent payable hereunder prior to the coming into effect of the suspension.

- (e) If any damage is caused to the Landlord or to any person whomsoever directly or indirectly through any defective or damaged condition of any part of the said premises (including doors, windows and other fixtures, if any) or through the neglect or default of the Tenant, its servants, agents, visitors and workmen the Tenant shall be wholly responsible therefor and shall make good the same by payment or otherwise and shall fully indemnify the Landlord against all claims demands actions and legal proceedings whatsoever made upon the Landlord by person in respect thereof. For the purpose of these presents, any act, default or omission of the agents, employees, servants, invitees and visitors of the Landlord or Tenant shall be deemed to be the act, default or omission of the Landlord or Tenant respectively for all intents and purposes.
- (f) The Landlord shall not be in any way liable to the Tenant or to any person or persons claiming any right, title or interest under the Tenant or any person expressly or impliedly authorized by the Tenant to enter, leave or remain on the said premises or any part thereof for any damage to property or injury to person which may be sustained by the Tenant or any such person or persons as aforesaid on account of the defective or damaged condition of the said premises and the Landlord's fixtures or fittings therein and any part thereof and in particular the Landlord shall not be responsible to the Tenant or any person or persons as aforesaid for any damage to property or injury to person caused by or through or in any way owing to any typhoon, leakage, water, electric current, water pipes, electric wiring or cables situated upon under or in any way connected with the said premises (unless the same shall be caused by the negligence, act or default of the Landlord, its servants, agents, licensees or contractors).
- (g) Any notice or process or legal documents required to be served hereunder shall be sufficiently served on the Tenant if delivered to it by registered post at its registered office in Hong Kong and shall be sufficiently served on the Landlord if delivered to it by registered post at its registered office in Hong Kong. Any document sent by registered post in properly addressed envelope shall be deemed to have been sufficiently served two (2) business days after the same is posted.
- (h) The Tenant shall permit the Landlord during the two (2) months immediately preceding the determination of the said term hereby created to affix and retain without interference upon any external part of the said premises a notice for reletting or selling the same and the Tenant shall permit persons with written authority from the Landlord or his agents at all reasonable times of the day upon prior appointment to enter and view the said premises or any part thereof.
- (i) The Tenant shall deliver up vacant possession of the said premises to the Landlord at the expiration or sooner determination of the said term hereby created.

- (j) For the purpose of Part III of the Landlord and Tenant (Consolidation) Ordinance (Cap.7) and for the purpose of this Agreement, the said rent in respect of the said premises shall be deemed to be in arrears if not paid in advance at the time stipulated by Clause 3 hereof.
- (k) For the purpose of the Occupiers Liability Ordinance (Cap.314), the Tenant shall be deemed for all intents and purposes the occupier of the said premises.
- (l) Each party shall pay its own solicitors' costs and expenses of and incidental to the preparation and completion of this Agreement but the stamp duty and registration fee (if any) thereon and its counterpart shall be borne and paid by the parties hereto in equal shares.

8. On an assignment by the Landlord of its reversionary interest, the Landlord shall transfer the said deposit to the assignee of the Landlord's reversion ("the Assignee") subject to the Landlord procuring prior to the transfer of the said deposit an undertaking from the Assignee that the Assignee shall hold the said deposit subject to the terms and conditions of this Agreement and to observe the terms and conditions of this Agreement whereupon the Landlord shall thereby be released from any and all future obligations to the Tenant or otherwise in respect of the said deposit.

9. The Tenant hereby expressly declares that no premium or key money or any other consideration has been paid by it to the Landlord or its agent for the granting of this sub-tenancy.

10. The Landlord and the Tenant hereby agree that the terms, or conditions or matters, if any, set out in the Second Schedule hereto shall apply to this Agreement and shall be deemed to be incorporated herein. In case of conflicts between any of the terms, conditions or matters set out in Second Schedule hereto and any other provisions of this Agreement, the clauses of the Second Schedule shall prevail.

11. In this Agreement unless the context otherwise requires :-

- (a) "Month" and "monthly" refer to a calendar month.
- (b) Words importing the masculine gender include the feminine gender and the neuter gender and vice versa and words importing the singular number include the plural number and vice versa and where two or more persons are comprised in the expression "the Landlord" and "the Tenant" the agreements stipulations and conditions herein contained on the part of the Landlord and the Tenant shall be deemed to be made by such persons jointly and severally.
- (c) "Person" includes an individual a partnership and a company or other corporate or unincorporated body.

12. Notwithstanding any other provisions of this Agreement, a person who is not a party to this Agreement shall not have any right under the Contracts (Rights of Third

Parties) Ordinance (Cap.623) to enforce any provisions of this Agreement other than the Tenant's assign(s) pursuant to Clause 5(y) hereof. For the avoidance of doubt, this provision does not affect any right or remedy of a third party which exists or is available apart from the said Ordinance.

13. This agreement supersedes all previous agreement whether in writing or implied between the parties hereto. No warranties or representations express or implied are or have been made or given by the Landlord or by anybody on its behalf relating to the said premises or the user thereof or if any representation express or implied has been made the same is withdrawn or deemed to have been withdrawn immediately before the parties entered into this Agreement.

14. This Agreement shall be governed by and construed according to the laws of Hong Kong and the parties shall submit to the non-exclusive jurisdiction of the courts in Hong Kong.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART I

LANDLORD: **GOLD HARVEST ENTERPRISES LIMITED (金丰企业有限公司)** whose registered office is situated at Flat D & E, 25/F., Billion Plaza 2, 10 Cheung Yue Street, Kowloon (the expression "Landlord" in this Agreement shall where the context so admits include its successors in title or the person for the time being entitled to the reversion immediately expectant upon the said term hereby created)

(Company No.2705572)
(Business Registration No.69469219)

TENANT: **ZUNG FU COMPANY LIMITED (仁孚行有限公司)** whose registered office is situated at 25th Floor, Devon House, Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong (the expression "Tenant" in this Agreement shall where the context so admits include its successors in title)

(Company No.11010)
(Business Registration No.01815830)

PART II

("the said premises")

PREMISES: ALL THOSE pieces or parcels of ground or PORTION(S) OF ALL THOSE pieces or parcels of ground (as the case may be) registered in the Land Registry as LOT NOS.1192, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1204, 1342, 1343, 1344, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1365 and 1366 all IN DEMARCATION DISTRICT NO.124 TOGETHER with the messuages erections and buildings thereon (if any) (which said premises are for identification purpose only shown on the plan hereto annexed and thereon edged red and marked "Area within OU Zoning") ("the Plan") which comprises of: -

- (i) an open area which for identification purpose only shown on the Plan and thereon coloured orange and marked "Open Area" ("the Open Area"); and
- (ii) an area which for identification purpose only shown on the Plan and thereon edged yellow and marked "Covered Area" ("the Covered Area").

Part III
("the said term")

TERM: For the period as more particularly described below with an option to renew as set out in Clause 12 of the Second Schedule hereto.

(i) For the Open Area

For the period commencing from the 1st day of February 2022 and expiring on the 31st day of January 2027 (both days inclusive); and

(ii) For the Covered Area

For the period commencing from the 1st day of February 2022 and expiring on the 31st day of January 2027 (both days inclusive).

Part IV
(collectively "the said rent")

RENT: (i) For the Open Area

For the period commencing from the 1st day of February 2022 to the 31st day of January 2027 (both days inclusive) [REDACTED]

[REDACTED] per calendar month exclusive of Rates, utilities charges and other outgoings and payable in advance on the 1st day of each and every calendar month without any deductions or set-off whatsoever.

(ii) For the Covered Area

For the period commencing from the 1st day of February 2022 to the 31st day of January 2027 (both days inclusive) HONG KONG DOLLARS [REDACTED]

[REDACTED] per calendar month exclusive of Rates, utilities charges and other outgoings and payable in advance on the 1st day of each and every calendar month without any deduction or set-off whatsoever.

Part V
("the said deposit")

DEPOSIT: [REDACTED]

The Tenant shall, as and when necessary, top up the balance of the said deposit and maintain the said deposit equivalent to a sum not less than TWO (2) months' rent throughout the term of the sub-tenancy.

Part VI

USE OF THE SAID PREMISES:

For temporary warehouse and open storage of new vehicles (private cars, taxis, light goods vehicles and light buses) only.

THE SECOND SCHEDULE ABOVE REFERRED TO

- (1) The Tenant hereby acknowledges that the Landlord is not the legal owner(s) of the said premises but is authorized by the owners of the said premises to enter into this Agreement.
- (2) The Tenant shall apply for, pay and discharge all charges in respect of water, electricity, telephone and other utilities and to pay the requisite deposits therefor.
- (3) The Tenant shall take the said premises in an "as-is" state and condition but shall yield up vacant possession of the said premises (together with the Structure) to the Landlord in accordance with the manner stated in this Agreement upon the expiration or sooner determination thereof.
- (4) If any order or notice is received from the relevant government or other competent authorities requiring the demolition, repair or improvement of the structures existing as at the time of handover of the said premises to the Tenant ("the Works"), the Landlord undertakes to use its best endeavours to liaise with the relevant government or other competent authorities to waive or postpone the Works which might affect the Tenant's normal business operation at the said premises. If the Works must be carried out, the Landlord shall be fully responsible for all the fees, costs and expenses in relation to the Works.
- (5)
 - (a) The Landlord shall apply to the Government for short term waiver for the use set out in Part VI of the First Schedule hereto and the Tenant shall be responsible for paying all administrative fees chargeable by the Government in relation thereto. The administrative fees chargeable by the Government in subsequent application(s) made by the Landlord to the Government for renewal of the short term waiver for the use set out in Part VI of the First Schedule hereto shall also be borne by the Tenant;
 - (b) If the Government grants the application for short term waiver or the renewal thereof mentioned in sub-clause (a), the Tenant shall observe all the terms and conditions of the waiver letter and/or any subsequent waiver letter(s) (as the case may be) (hereinafter collectively called "Waiver Letter") and be responsible for paying all deposits (if any) and fees, including waiver fees, chargeable by the Government under the Waiver Letter, save and except the waiver fee deposits chargeable by the Government under the Waiver Letter shall be borne by the Landlord. Further, the Tenant shall not revoke or terminate any of the Waiver Letter or commit any act or permit anything to be done which may cause the Waiver Letter to be revoked or terminated and/or the waiver fee deposits or any part thereof be forfeited by the Government.
 - (c) The Tenant shall forthwith notify the Landlord upon receipt of any notice or

order from the Government and/or other competent authorities in respect of the said premises;

- (d) Notwithstanding anything herein to the contrary, if the Government refuses the application for short term waiver or the renewal thereof mentioned in sub-clause (a), the Landlord shall use reasonable endeavours to appeal against the decision to refuse the application. If the appeal is dismissed and the Government shall interfere with the use set out in Part VI of the First Schedule hereto, the erection and/or the existence of the Structure, the Landlord shall notify the Tenant accordingly. In the event, both the Landlord and the Tenant shall have the right to early terminate this Agreement by giving to the other party not less than one (1) month's prior notice in writing of its intention so to do. If a notice is given as aforesaid,
 - (i) the said term hereby created shall determine on the date as specified in the said notice and the Tenant shall deliver up vacant possession of the said premises together with the Structure to the Landlord on or before the said date; and
 - (ii) without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of covenant under this Agreement, save that the Landlord shall return the said deposit to the Tenant in accordance with Clause 4 of this Agreement (subject to the right of deduction herein), both parties shall have no other claim against each other for such early determination.
- (e) If the Government shall have granted the application for short term waiver but subsequently terminates the Waiver Letter during the said term (save and except due to the act omission or default of the Tenant),
 - (i) the Landlord shall use reasonable endeavours to appeal to the Government against the decision to terminate the Waiver Letter;
 - (ii) in the event the Waiver Letter is terminated notwithstanding the appeal of the Landlord, this Agreement shall automatically be early determined on the date of termination of the Waiver Letter (hereinafter called "the Termination Date") without compensation to the Tenant;
 - (iii) the Tenant shall deliver up vacant possession of the said premises to the Landlord upon the Termination Date; and
 - (iv) save that the Landlord shall return the said deposit to the Tenant in accordance with Clause 4 of this Agreement (subject to the right of deduction herein), both parties shall have no other claim against each other for such early determination but without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of covenant under this Agreement.
- (6) If, at any time during the said term the said premises be resumed by the Government,
 - (a) this Agreement shall automatically be early determined fourteen (14) days prior to the reversion to the Government (hereinafter called "the Reversion

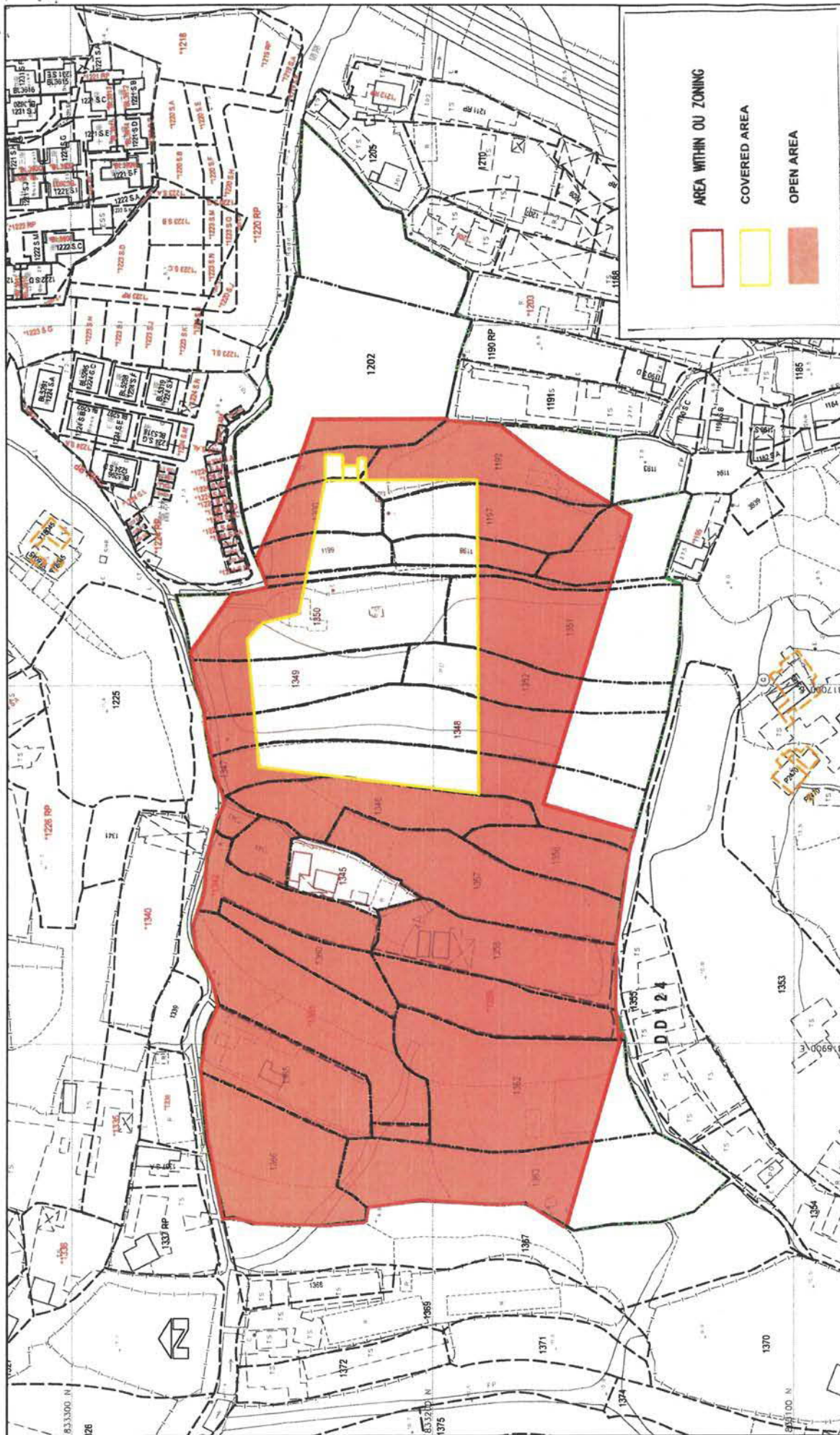
- Date”) without compensation to the Tenant;
- (b) the Tenant shall deliver up vacant possession of the said premises to the Landlord no later than fourteen (14) days prior to the Reversion Date; and
 - (c) save that the Landlord shall return the said deposit to the Tenant in accordance with Clause 4 of this Agreement (subject to the right of deduction herein), both parties shall have no other claim against each other for such early determination but without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of covenant under this Agreement.
- (7) Notwithstanding any provisions herein to the contrary, in the event that the Head Lease shall have been early terminated within the said term causing this Agreement to be terminated accordingly, no compensation shall be payable by the Landlord to the Tenant in any event and the Tenant shall waive all his rights and privilege to any claim or demand for damages or compensation which may be afforded to the Tenant by any Ordinance in force.
- (8) Should the said premises be declared or condemned unfit or dangerous by any government authorities during the continuance of the said term hereby granted, the Tenant shall forthwith vacate the said premises and waive all its rights and privilege to any claim or demand for damages or compensation which may be afforded to the Tenant by any Ordinance in force.
- (9) Upon the commencement date of the said term, the Landlord shall handover to the Tenant the Open Area with land paved with 6-inch thick reinforced concrete and the said premises enclosed with 8-foot tall metal fence together with a metal gate along the boundary of the said premises.
- (10) (a) The Landlord shall, at its own costs and expenses construct and erect a temporary single storey metal structure with a covered area of about 50,000 sq. ft. erected within the Covered Area (“Structure”) with potable water supply to the Structure. The Landlord shall also provide the following basic facilities for the Covered Area:
- (i) F.S system (sprinkler head, Hose Reel and emergency lighting) to comply with applicable building regulations;
 - (ii) General lighting; and
 - (iii) Water supply with 300L water tank & pressure pump system.
- (b) The parties further agree that:

- (i) the Tenant shall be responsible to fit out, decorate and maintain the Structure in good clean tenantable repair and condition (fair wear and tear and latent structural inherent defects and damage caused by events mentioned in Clause 7(d) hereof excepted) at its own costs and expenses (including but not limited to all fittings, finishes and appliances, false ceilings, grease traps, electrical and mechanical installations and fire services installations, etc.); and
 - (ii) the Landlord shall be responsible for non-recurring expenses in respect of the Structure caused by events mentioned in Clause 7(d) hereof.
- (11)
 - (a) The Tenant shall effect and maintain during the said term insurance cover in respect of liability for loss injury or damage to any person or property whatsoever caused through or by any act neglect default or omission of the Tenant hereunder. The policy of insurance shall be effected with a reputable insurance company with the interest of the Landlord as Landlord endorsed thereon and shall be in an reasonable amount for any one claim. The Tenant hereby further undertakes to produce to the Landlord as and when required by the Landlord such copy extract policy of insurance together with a copy receipt for the last payment of premium and a certificate from the insurance company that the policy is fully paid up and in all respects valid and subsisting.
 - (b) The Tenant shall be solely responsible for obtaining such proper and adequate insurance policy as against typhoon, natural disasters, fire, water, perils, theft, burglary, accidents and any third party claims.
 - (c) The Tenant shall indemnify the Landlord for any liability, loss, claim or proceedings whatsoever in respect of any personal injury or death of any person or loss or damage to property arising out of or an any way connected with the Tenant's occupation of the said premises irrespective whether the same is caused by the Tenant's negligence, omission or default or by the negligence, omission or default of any person.
- (12)
 - (a) If the Tenant shall be desirous of renewing this Agreement for a further term of five (5) years from the expiration of the said term hereby created, the Tenant shall give to the Landlord not less than six (6) months' notice in writing before the expiration of the said term hereby created of such its desire and if the Tenant shall have paid the said rent hereby reserved and there is no subsisting breach of the terms and conditions herein contained and on the Tenant's part to be observed and performed up to the termination of the said term hereby created, then the Landlord will let the said premises (together with the Structure) to the Tenant for a further term of five (5) years from the 1st day of

February 2027 to the 31st day of January 2032 ("2nd Term") on the same terms and conditions as herein contained (save and except no option to renew will be given to the Tenant) and subject to sub-clause (d) of this Clause, the revised rent ("the Revised Rent") in respect of the said premises for the 2nd Term shall be at the then prevailing market rent ("the Prevailing Market Rent") applicable at the expiration of the said term hereby created and sub-clauses (b), (c) and (d) of this Clause shall apply.

- (b) The basis for determination of the Prevailing Market Rent of the said premises shall be the then best current open market rent which would reasonably be expected to be paid by a willing tenant to a willing landlord for similar premises as would be negotiated in the open market upon a letting of the premises as a whole and without taking into account any goodwill attributable to the Tenant's business or the value of any fixtures or fittings or other improvements to the said premises made by the Tenant.
- (c) If the parties shall fail to agree on the Prevailing Market Rent of the said premises one (1) month before the expiration date of the said term hereby created, the Prevailing Market Rent shall be determined by a registered professional surveyor agreed by the parties hereto or failing agreement within seven (7) days nominated by the President of the Hong Kong Institute of Surveyors or its body exercising this function for the time being on the application of either party and the decision of such nominated registered professional surveyor (acting as an independent valuer and not an arbitrator) shall be final and binding on the parties hereto. Prior to the decision of such nominated registered professional surveyor, the Tenant shall continue to pay monthly, on account of the rent to be decided, the same rent as payable in respect of the term hereby granted and adjustments on the rent (if applicable) shall be made within fourteen (14) days upon the Prevailing Market Rent at the expiration of the said term hereby created having been determined as aforesaid. The costs involved in such determination shall be borne by the Tenant and Landlord in equal shares.
- (d) Notwithstanding sub-clauses (b) and (c) of this Clause, it is hereby agreed by the parties that the increase or reduction of rent for the 2nd Term shall not exceed a threshold of fifteen (15) percent from the said rent, i.e., the Revised Rent of the said premises for the 2nd Term shall be not more than [REDACTED] per calendar month (exclusive of Rates, utilities charges and other outgoings) nor less than [REDACTED] per calendar month (exclusive of Rates, utilities charges and other outgoings).
- (e) For the avoidance of doubt, if the Tenant shall not have exercised the said option to renew as aforesaid, such option to renew shall lapse automatically.

The Tenant shall forthwith yield up vacant possession of the said premises (together with the Structure) to the Landlord in accordance with the manner stated in this Agreement upon the expiration or sooner determination thereof.



LAND MARKER (1980) H.K. CO., LTD.

PLAN OF LOT NOS. 1192, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1204, 1342, 1343, 1344, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1365 & 1366
IN D.D.124, YUEN LONG

PLAN NO. 5380/04

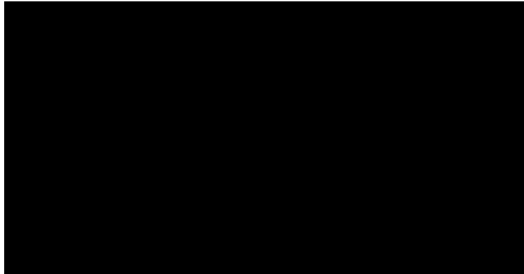
REV. NO.	DESCRIPTIONS	DATE
0		17-JAN-19

SCALE 1 : 1000 DATE OF SURVEY : JANUARY 2019

27

AS WITNESS whereof the parties hereto have caused this Agreement to be duly executed in duplicate the day and year first above written.

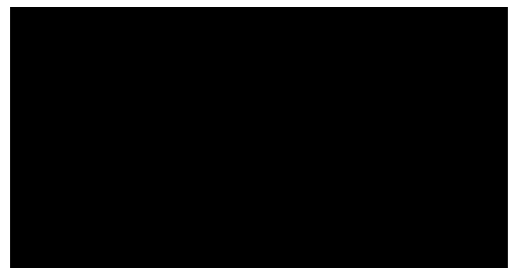
SIGNED by [REDACTED])
[REDACTED])
for and on behalf of the Landlord whose)
signature(s) is/are verified by:-)



SIGNED by [REDACTED]
[REDACTED]
for and on behalf of the Tenant whose)
signature(s) is/are verified by:-)

For and on behalf of
ZUNG FU COMPANY, LTD.
.....
Director

RECEIVED on or before the date hereof from the)
Tenant the above-mentioned deposit of HONG KONG)
[REDACTED])
[REDACTED])
[REDACTED])



Dated this 13th day of December 2021

GOLD HARVEST ENTERPRISES LIMITED

(金丰企业有限公司)

and

ZUNG FU COMPANY LIMITED

(仁孚行有限公司)

SUB-TENANCY AGREEMENT

VINCENT T. K. CHEUNG, YAP & CO.

Ref: CC/TCHT/21002102

Sub-Tenancy Agt (211203)

cc/am

27

REVISED PLAN

Plan 1 Layout Plan

DEVELOPMENT PARAMETERS

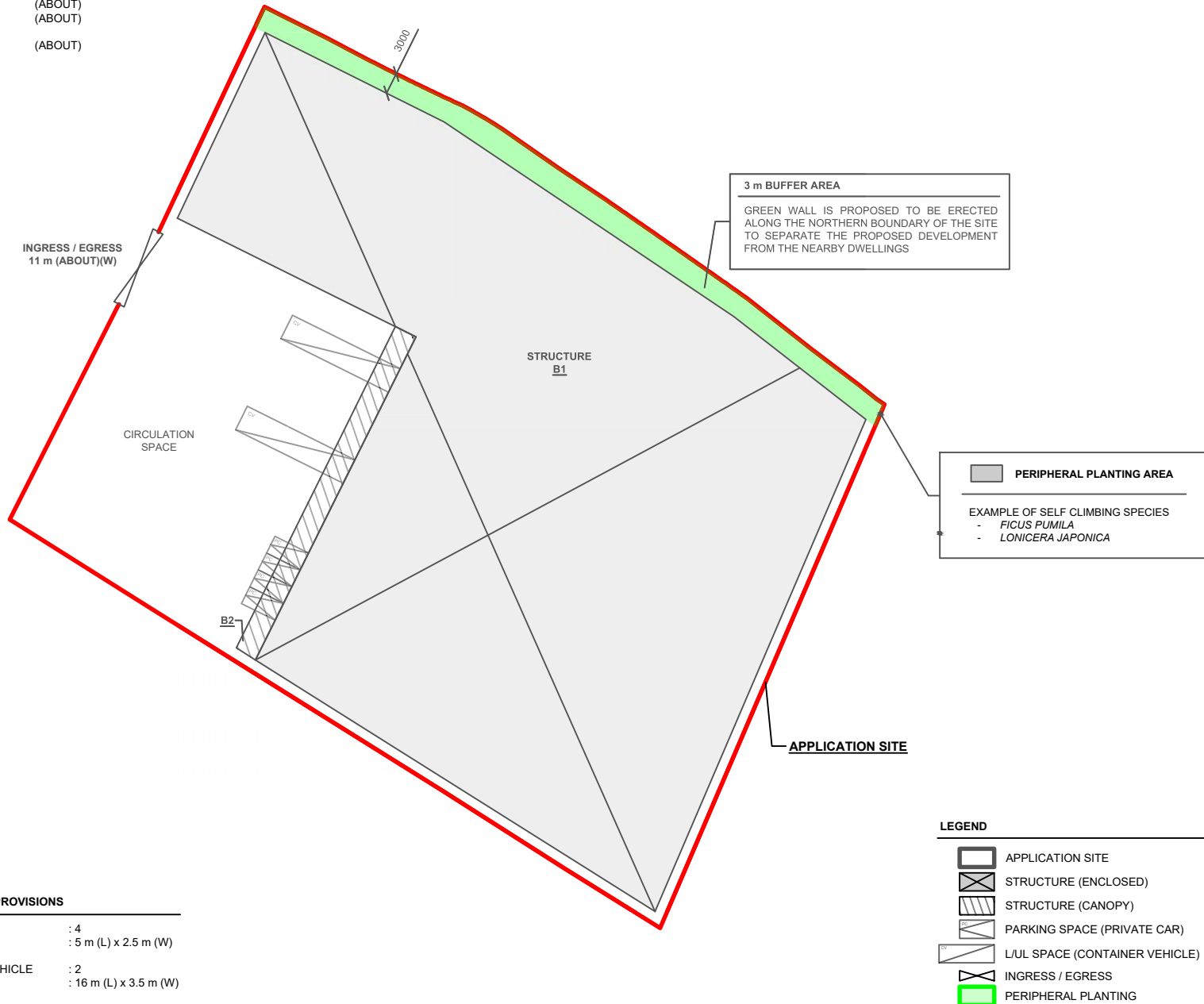
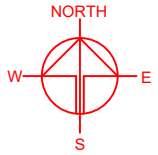
APPLICATION SITE AREA	: 7,736 m ²	(ABOUT)
COVERED AREA	: 5,538 m ²	(ABOUT)
UNCOVERED AREA	: 2,198 m ²	(ABOUT)

PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 72 %	(ABOUT)

NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 10,931 m ²	(ABOUT)
TOTAL GFA	: 10,931 m ²	(ABOUT)

BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF VEHICLES	5,393m ² (ABOUT)	10,786 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/UL ACTIVITIES	145 m ² (ABOUT)	145 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		5,538 m² (ABOUT)	10,931 m² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE FOR STORAGE OF
NEW VEHICLES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 3719 S.C RP (PART) IN D.D.
104, POK WAI, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY	DATE
MN	28.10.2024

CHECKED BY	DATE
------------	------

APPROVED BY	DATE
-------------	------

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	001