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Date: 12 July 2026

TPB Ref.: A/YL-TYST/1362

By Email

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

Dear Sir,

Temporary Shop & Services (Real Estate Agency) and Associated Excavation of Land for a Period of 3 Years at Lot 1586 in D.D. 121 & Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.

Our response to the comments of District Lands Office/Yuen Long (DLO/YL) is shown below:

Comments of DLO/YL	Applicant's response
(a) has adverse comment on the application;	The applicant is willing to apply for Short Term Waiver (STW) and Short Term Tenancy (STT) upon planning approval.
(b) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;	
(c) Lands Department has reservation on the application since there are unauthorised structures and/or uses on the subject lots which is already subject to lease enforcement actions according case priority. The lot owners should rectify/apply for regularisation on the lease breaches as demanded by Lands Department;	
(d) the Government Land (GL) within the Site (about 5 m ²) has been fenced off/ unlawfully occupied with unauthorised structure without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office	

reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and

(e) lot owner(s) shall apply to his office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot and the occupation of the Government Land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/ rent and administrative fee as considered appropriate by Lands Department. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Jethro FUNG) – By Email