

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Carmen Ka Kan CHEUNG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2025年08月20日星期三 12:27
收件者: Carmen Ka Kan CHEUNG/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Momo Hei Ching CHOW/PLAND
主旨: 轉寄: A/YL/326 Public Comments
附件: 回覆城規會信202508.jpg; 回覆給村民泊車事宜202508.jpg; 附件1-五和短期租約2011.pdf;
附件2-地政署信20211206.jpg; 附件3-地政署圖20211206.jpg; 附件4-6NW-BR94(4).jpg;
附件5-崇德證書.jpg

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Wednesday, August 20, 2025 12:03 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: A/YL/326 Public Comments

From: [REDACTED]
Sent: Wednesday, August 20, 2025 10:05 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Carmen Ka Kan CHEUNG/PLAND <ckkcheung@pland.gov.hk>
Subject: A/YL/326 Public Comments

Dear Sir/Madam

就申請前五和小學之事宜，茲回覆有關問題如附件。
敬請查閱！

謝謝！

崇德文教總會有限公司

[REDACTED] 敬上

寄件者: Carmen Ka Kan CHEUNG/PLAND <ckkcheung@pland.gov.hk>
寄件日期: 2025 年 5 月 27 日 17:00
收件者: [REDACTED]
副本: Momo Hei Ching CHOW/PLAND <mhcchow@pland.gov.hk>
主旨: A/YL/326 Public Comments



崇德文教總會有限公司
SHOWN TAK CULTURAL ASSOCIATION LTD.

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會
申請編號：A/YL/326

RF：新界元朗十八鄉大丈量約份第 115 約黃屋村地段第 103 號及 104 號、地段第 195 號 E 分段(部份)、第 197 號、第 198 號、第 201 號(部份)、第 203 號(部份)及第 205 號(部份)和毗連政府土地(前五和學校)，作機構用途(社區及康樂中心)。

敬啟者：

就城規會轉達有關元朗十八鄉鄉事委員會及五和村代表反對本會(崇德文教總會有限公司)申請在五和閒置小學承辦社區及康樂中心的信件一事，本會謹此表達謝意。亦藉此回覆如下。

本會在 2008 年申請五和小學作機構用途(社區及康樂中心)。在 2011 年獲批准臨時租用 3 年，其中有附加條款就是需要維修學校後面斜坡維修工程，當租約期滿後我們發現無法承擔此斜坡維修工程的費用，後來只好交還給地政總署處理，所以本會當時已經沒有該學校的使用權力，我們更不能有權力開放給村民泊車使用。

此外若開放泊車，除了車場義工人力安排外，本會同時面對開放車場的人車安全、意外、責任保險等複雜問題，因此令我們舉措猶豫。當中引致不快，希望多方包容。本會樂意與代表們磋商細節，共謀改善，這些年來本會未能開放村民泊車之用對此深感無奈，

最後，本會仍希望本着積極服務的精神，會繼續為五和村的居民提供服務。

此致

崇德文教總會有限公司
SHOWN TAK CULTURAL ASSOCIATION LTD
崇德文教總會有限公司

Authorised Signatures

二〇二五年八月十九日



崇德文教總會有限公司
SHOWN TAK CULTURAL ASSOCIATION LTD.

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會
申請編號：A/YL/326

RF：新界元朗十八鄉大丈量約份第 115 約黃屋村地段第 103 號及 104 號、地段第 195 號 E 分段(部份)、第 197 號、第 198 號、第 201 號(部份)、第 203 號(部份)及第 205 號(部份)和毗連政府土地(前五和學校)，作機構用途(社區及康樂中心)。

敬啟者：

茲回覆以下兩點事項：

- 1) 本會為一間註冊的非牟利慈善機構。(附件證書)

我們總會設在葵興，元朗朗屏亦有分會，申請五和小學目的是方便當地會員及村民使用。自創會以來，本會經常舉辦的各項活動，也以當區居民的需要為依歸。其中活動如兒童親子讀經班、太極班、插花班、健康舞、樂器及手工藝班等，深受坊眾歡迎。值得一提的是太極班，不少曾患有肢體不良和重症(癌病)的人仕，經過一段時間鍛鍊都有很好的轉變。而禪修靈養，更在尊重文化差異下，與原居民的生活信仰相互揉合，各得益彰。

為體現文明互助，本會積極在區內推展義工服務，例如義務剪髮、陪診與探訪獨居老人等。

- 2) 有關學校護土牆修葺事宜：(附件 1-五和短期租約 2011)

於 2014 年 5 月 22 日租用前五和學校臨時合約完結後，我們經過聘請專業人士勘探及檢驗工程後，發現費用非常龐大。由於敝會是一個非牟利慈善機構，平時積極參與社會慈善活動，舉辦宏揚中華文化及心靈講座活動等，一切經費均來自會員的捐助，資金實在有限，所以敝會確實無能力支付這龐大的修葺護土牆工程費用，最後沒法續約。

後來於 2021 年地政署接手進行修葺工程(看附件 2、3)，並於 2024 年完成，斜坡登記號碼：6NW-BR94(4)- 附件 4。

此致

For and on behalf of
崇德文教總會有限公司
SHOWN TAK CULTURAL ASSOCIATION LTD.
崇德文教總會有限公司

Authorized Signatures

二〇二五年八月十九日

(覆函時請註明本函檔案)
(Please quote our reference in response to this letter)



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

Tel : 2443 3019

Fax : 2473 3134

Email :

Our Ref. : (5) in DLOYL 51/YAT/2008 II

Your Ref. :

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

新界元朗橋樂坊二號大樓政府合署九至十一樓
9/F-11/F., Yuen Long Government Offices & Tai Kiu Market
No. 2 Kiu Lok Square, Yuen Long, N.T.

gendloyl@landsd.gov.hk

SHOWN TAK CULTURAL ASSOCIATION LTD.

By Collection
(Subject to Contract)

23 May 2011

Dear Sir,

**Proposed Short Term Tenancy No. 2302 by Direct Grant
for a Community and Recreation Centre
Government land in D.D.115
at Tai Wai Tsuen, Shap Pat Heung, Yuen Long, New Territories**

I have been instructed to offer you a Short Term Tenancy in respect of the captioned Government land ("the Premises") which will allow you to use the land for the purpose of a community and recreation centre.

The basic terms are as follows :-

- | | |
|----------------------|--|
| Term | : Three years certain from the date of possession and thereafter quarterly (subject to three months' notice of termination by either party). |
| Area | : 1,720m ² (about) (subject to survey) as shown coloured pink and pink hatched black on the plan annexed hereto. |
| Rent | : \$1.00 per annum (if demanded) |
| Permitted Structures | : Existing structures with a total built-over area not exceeding 640m ² and a height not exceeding 4.2m above the ground level. |
| Vehicular Access | : No right of ingress or egress for the passage of motor vehicles is permitted. |

.../2

- Commence to Operate : You shall within six calendar months from the date of the commencement of the tenancy or such other extended period as may be approved by the District Lands Officer commence and thereafter continue to operate the Premises as a community and recreation centre on a scale to the satisfaction of the District Lands Officer.
- Fire Safety Requirement : You shall observe and comply with any requirement which may be imposed by the Director of Fire Services.
- Construction of Drains and Channels : You shall within six calendar months from the commencement of the tenancy hereby created or such other extended period as may be approved by the District Lands Officer at your own expense, in such manner with such materials and to such standards and design as the District Lands Officer construct and thereafter maintain the drains and channels along the boundaries of the Premises to prevent all water including storm-water or rain-water from overflowing onto the adjoining street or adjoining land.
- Wall No. 6NW-B/R94 (Portion) : You shall at your own expense carry out and complete to the satisfaction of Chief Geotechnical Engineer/Mainland West, Geotechnical Engineering Office, Civil Engineering and Development Department ("CGE/MW") such geotechnical investigations and such upgrading works in respect of Wall No. 6NW-B/R94(Portion) shown on the plan annexed hereto prior to the commencement of any activities on the Premises.
- Tree Preservation : (i) No tree growing thereon or adjacent thereto shall be removed or interfered with without prior written consent of the District Lands Officer;
- (ii) You shall at your own expense keep and maintain all trees growing on the Premises and trees planted during the existence of the tenancy in a healthy and safe condition.
- Site Condition : You shall accept the Premises in the state and condition in which they are at the date possession is given.

If you wish to take up the offer of the proposed Short Term Tenancy, I should be grateful if you would complete the docket on page 4 and return it to me within 28 days from the date of this letter whereupon the tenancy agreement will be prepared for your signature. An additional copy of this letter is enclosed for your retention. I must emphasize that there is no agreement binding on the Government of the Hong Kong Special Administrative Region ("the Government") unless and until a formal tenancy agreement between you and the Government has been duly signed.

The proposed Short Term Tenancy may be withdrawn, or if subsequently completed, will be subject to such final terms and conditions as will be contained in the tenancy agreement prepared and issued to you for execution by you and any expenses which you may incur in respect of the proposed tenancy before execution of the tenancy agreement will be at your own risk and the Government will accept no liability for them.

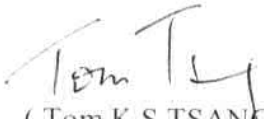
I would further advise that if you do not wish to avail yourself of the offer of the proposed Short Term Tenancy you are required to inform me in writing within 28 days from today of your decision.

I would also advise you to note the following advice from Civil Engineering and Development Department regarding the proposed Short Term Tenancy:-

"You should make submission to the Buildings Department with regard to the ground investigation and upgrading works (if necessary) as Feature No. 6NW-B/R94 lies within Scheduled Area No. 2."

Should you be in doubt about the contents of this letter, please contact Mr. Tom TSANG at District Lands Office, Yuen Long (Tel. No. 2443 3019).

Yours faithfully,


(Tom K S TSANG)
for District Lands Officer/Yuen Long

Encls.

c.c.
CGE/MW, GEO, CEDD (Attn.: H M TSUI)

Fax No.
2194 0165

Ref.
Ref.() in GCMW 5/3/6

To : District Lands Officer, Yuen Long

Proposed Short Term Tenancy No. 2302
for a Community and Recreation Centre
Government land in D.D.115
at Tai Wai Tsuen, Shap Pat Heung, Yuen Long, New Territories

I accept the terms for a Short Term Tenancy as set out in your letter
ref. (5) in DLOYL 51/YAT/2008 II dated 23 May 2011.

For and on behalf of

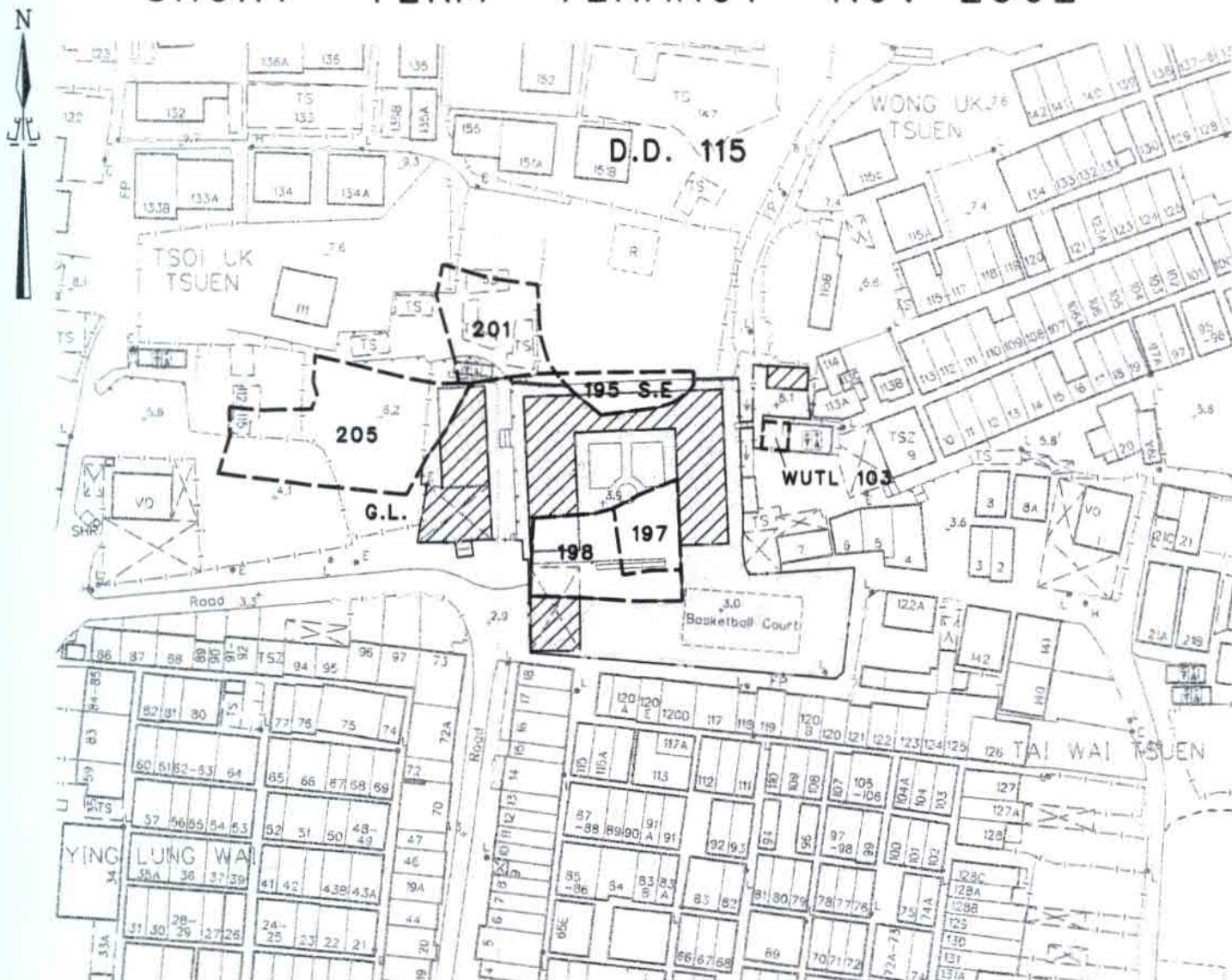
SHOWN TAK CULTURAL ASSOCIATION LTD
崇德文教總會有限公司



.....
Authorized Signatures
(Seal of SHOWN TAK CULTURAL
ASSOCIATION LTD. and Signatures
and Names in block letters of its attesting
officers and description of their offices)

25
Date 05-2011

SHORT TERM TENANCY No. 2302



COLOURED PINK AND PINK HATCHED BLACK AREA 1 720 SQUARE METRES (ABOUT)
SCALE 1 : 1000

METRES 20 0 20 40 60 80 100 METRES

LOCATION



SCALE 1 : 20000

TENANCY AGREEMENT REFERS



WALL No. 6NW-B/R94 (PORTION)

FOR IDENTIFICATION PURPOSES ONLY



District Lands Office, Yuen Long
Lands Department

Plan Prepared by District Survey Office, Yuen Long

File No. DLOYL51/YAT/2008, DSO/YL/W/715/2008

Survey Sheet No. 6-NW-10B

Layout Plan No. -----

Reference Plan No. -----

PLAN No. YLM7543

Date : 21/04/2011

公告通知屆滿日期：2021年12月6日

地政總署
公告

公告張貼於：蔡屋村告示板、元朗地政處及實地

公告送交：屋宇署、元朗十八鄉鄉事委員會、蔡屋村原居民及居民代表及檔案存底

屋宇署已向元朗地政處申請在蔡屋村的政府土地上進行擋土牆修葺工程。(見附圖黃色標示位置)

如有任何人士反對，須於本公告日期起計14天內，以書面向元朗地政專員提出，以供考慮。(地址：元朗橋樂坊二號元朗政府合署9樓)。逾期遞交的反對書概不受理。

如欲查詢上述工程的詳情，請致電3842 3916與屋宇署何先生聯絡。[檔案編號：(60) in BD DH 61/07/NT(W)]

元朗地政專員

(陳仲賢)



2021年11月22日

File Ref.: (3) in DLOYL 17/YSL/2021

Notice Expiry Date: 6th December 2021

LANDS DEPARTMENT
NOTICE

Notice posted: Tsoi Uk Tsuen village notice board(s), District Lands Office, Yuen Long and the application site

Notice served: Buildings Department, Yuen Long Shap Pat Heung Rural Committee, Indigenous Inhabitant Representative(s) and Resident Representative(s) of Tsoi Uk Tsuen and the file

Notice is hereby given that Buildings Department (BD) has applied to the District Lands Office/Yuen Long for a piece of Government land at Tsoi Uk Tsuen for the purpose of Retaining wall remedial works. (Shown coloured [yellow] on the identification plan attached)

Objections, if any, should be made in writing to District Lands Officer, Yuen Long within 14 days from the date of this notice. No late objections will be considered. (Address: District Lands Office, Yuen Long at 9/F Yuen Long Government Offices, No. 2 Kiu Lok Square, Yuen Long).

For details of the above works, please contact Mr HO of BD at 3842 3916. [File Ref.: (60) in BD DH 61/07/NT(W)].

(C.Y. CHAN)

for District Lands Officer, Yuen Long

Date: 22nd November 2021

FEATURE NO. 6NW-B/R94



834300 N

821900 E

821950 E

DD115 LOT 203

DD115 LOT 201

FEATURE NO.
6NW-B/R94

DD115 LOT 195E

6NW-B/R94 SUB-DIVISION NO.1

PROPOSED STLA

前五和公立學校

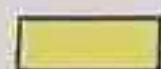
Wong Mei No 40
Public Primary School

籃球場

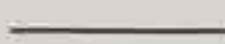
Wong Mei No 40
Public Primary School

834250 N

LEGEND:



PROPOSED STLA AREAS



FEATURE BOUNDARY



LOT BOUNDARY

①

SUB-DIVISION NO. 1



821918E, 834276N

EXTRACTED FROM 6NW-10B

0 5 10 15 20 25 m

1 : 500 SCALE BAR

AGREEMENT NO. CE 6/2017(CE) SLOPE AND RETAINING WALL REMEDIAL/PREVENTIVE WORKS,
PACKAGE C - INVESTIGATION, DESIGN AND CONSTRUCTION

ch2m:

PROPOSED STLA AREA FOR SLOPE UPGRADING WORK

Plan No. R94/STLA/02

Administrator 2018/7/16 *** E:\GEO\700367\DRAWING\107\REPORT\6NW-B/R94-S01_FIG1.dgn

SLOPE REGISTRATION No :

6NW-B/R94(4)

斜坡登記號碼

**MAINTENANCE
DEPARTMENT**

維修部門

LANDS DEPARTMENT

地政總署

☎ : 2231 3762





稅務局
香港灣仔告士打道5號
稅務大樓

INLAND REVENUE DEPARTMENT
REVENUE TOWER
5 GLOUCESTER ROAD, WAN CHAI,
HONG KONG.

網址 Web site: (<http://www.ird.gov.hk>)

來函請寄「香港郵政總局信箱132號稅務局局長收」
ALL CORRESPONDENCE SHOULD BE ADDRESSED TO:-
COMMISSIONER OF INLAND REVENUE
G.P.O. BOX 132, HONG KONG.

來函編號:

Your Ref.:

來函請敘明本局檔案號碼

IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼:

IR File No.:

電話 :
Tel. No. : 2594 5300

傳真號碼 :
Fax No. : 2802 7625

電郵 :
E-mail : taxinfo@ird.gov.hk

崇德文教總會有限公司

先生/小姐:

Dear Sir/Madam,

現 證 實

This is to confirm that

崇德文教總會有限公司

SHOWN TAK CULTURAL ASSOCIATION LIMITED

因 屬 公 共 性 質 的 慈 善 機 構 或 信 託 團 體，
being a charitable institution or trust of a public character,

故 可 根 據 稅 務 條 例 第 八 十 八 條 獲 豁 免 繳 稅。
is exempt from tax under Section 88 of the Inland Revenue Ordinance.



2008年 4月 1日

稅務局局長

(葉岑燕霞代行)

(Mrs YIP SHAM Yin-har)

for Commissioner of Inland Revenue