

It is hereby notified that sealed tenders are invited for the sale of the following piece of Government land:—

PARTICULARS

- Lot No. : **Kwai Chung Town Lot No. 531**
Location : Junction of Mei Ching Road and Container Port Road South, Kwai Chung, New Territories
Area : 55 245 square metres (about)
Building Covenant : On or before 30 June 2028
Commence and Continue to Operate : On or before 30 June 2029
Annual Rental : An amount equal to 3% of the rateable value from time to time of the lot
Lease Term : A term of 50 years commencing from the date of the Memorandum of Agreement
- User : (a) (i) Logistics and freight forwarding including:—
(I) inventory management including order processing, receiving, picking and packaging, labelling, quality checking, consolidation, cross-docking, freight management and distribution of goods (including but not limited to raw materials, spare parts and merchandises but excluding sand, aggregates, building materials and dangerous goods) and ancillary storage of such goods and such other related or ancillary purposes; and
(II) return management including management of associated movements, repair or replacement of defective components and associated quality assurance of goods (including but not limited to raw materials, spare parts and merchandises but excluding sand, aggregates, building materials and dangerous goods) and ancillary storage of such goods and such other related or ancillary purposes;
(ii) consolidation and handling of container cargoes and break-bulk cargoes;
(iii) loading, unloading and storage of containers;
(iv) cargo screening ancillary to uses permitted under (a)(i) above;
(v) other ancillary cargo handling facilities as may be approved in writing by the Director of Lands;
(vi) the Public Vehicle Park;
(vii) offices ancillary to the purposes under (a)(i) to (a)(vi) above; and
(viii) a canteen used exclusively by the people employed on the lot.
- (b) No concrete and asphalt production and any offensive trade shall be permitted.

- Logistics Service Provider, Port Back-up Operator and Operator of the Public Vehicle Park
- (a) The lot or any part thereof or any building or part of any building thereon for the users under (a)(i) to (a)(v) above and their ancillary offices under (a)(vii) above shall not be used by any person or corporation other than logistics service provider or port back-up operator both as defined in (d) below.
 - (b) The lot or any part thereof or any building or part of any building thereon for the user of the Public Vehicle Park under (a)(vi) above shall not be used by any person or corporation other than members of the public.
 - (c) The lot or any part thereof or any building or part of any building thereon for the user of ancillary office of the Public Vehicle Park under (a)(vii) above shall not be used by any person or corporation other than the operator of the Public Vehicle Park.
 - (d) Logistics service provider means any person or corporation whose primary business is to render outsourced logistics services to their customers or clients for part or all of their supply chain management functions; and port back-up operator means any person or corporation whose primary business is to provide port related activities which are situated off-port (i.e. beyond the perimeter of container terminals, river trade terminals and public and private cargo working areas).

Total Gross Floor Area : Not exceeding 138 000 square metres and not less than 82 800 square metres

Tenders must be clearly marked with 'Tender for Kwai Chung Town Lot No. 531' on the outside of the envelope (but should not bear any indication which may relate the tender to the tenderer) addressed to the Chairman, Central Tender Board and deposited in the Government Secretariat Tender Box situated at the Lobby of the Public Entrance on the Ground Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong before 12.00 noon on Friday, 15 July 2022. In case a Black Rainstorm Warning Signal or a Tropical Cyclone Warning Signal No. 8 or above or an announcement on 'extreme conditions' caused by super typhoon is issued by the Government at any time between 9.00 a.m. and 12.00 noon on the said date, the tender closing time will be extended to 12.00 noon on the first working day of the following week and on which no Black Rainstorm Warning Signal or Tropical Cyclone Warning Signal No. 8 or above or announcement on 'extreme conditions' caused by super typhoon is issued by the Government at any time between the hours of 9.00 a.m. and 12.00 noon. In case the public access to the Government Secretariat Tender Box is blocked or for any reason becomes inaccessible at any time between 9.00 a.m. and 12.00 noon on the said date, the Government will announce the extension of the tender closing time until further notice. Where an announcement has been made for the extension of the tender closing time until further notice, upon the removal of the blockage or inaccessibility, the Government will as soon as practicable announce the revised tender closing time. The above announcements will be made *via* press releases on the website of the Information Services Department (www.info.gov.hk/gia/general/today.htm). Late tenders and tenders not deposited in the Government Secretariat Tender Box in accordance with the aforesaid provisions will not be accepted.

Prospective tenderers are requested to note that Lands Department will only answer questions of a general nature concerning the above lot and will not provide legal or other advice in respect of the Conditions of Sale or statutory provisions relating to the lot. All enquiries should be directed to Mr. CHAN Sing Chow Lawrance at Tel. No.: 2231 3802; Fax No.: 2116 0764.

Information Statement, Tender Notice, Form of Tender, Conditions of Sale and sale plan, including any amendment and update, may be downloaded from the Lands Department website (www.landsd.gov.hk). Until close of the tender, sale plan may be inspected at the Survey and Mapping Office, Lands Department, 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; the District Lands Offices/Kowloon, 4th Floor, South Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon; and the District Lands Office/Tsuen Wan and Kwai Tsing, 10th Floor, Tsuen Wan Multi-storey Carpark Building, 174-208 Castle Peak Road, Tsuen Wan, New Territories.

The Government of the Hong Kong Special Administrative Region does not bind itself to accept the highest tender or any tender, and reserves the right to negotiate with any tenderer about the terms of the offer.

Details of the award of this tender will be published in the Government of the Hong Kong Special Administrative Region Gazette and made available on the Internet.

25 March 2022

Sophia CHIANG *Deputy Director/General,
Lands Department*