

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

## PARTICULARS

Lot No.	: Tsuen Wan Town Lot No. 427
Location	: Po Fung Road, Tsuen Wan, New Territories
Area	: 8 360 square metres (about)
Building Covenant	: On or before 31 December 2028
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	: Private residential purposes
Total Gross Floor Area	: Not exceeding 29 200 square metres and not less than 17 520 square metres

Tenders must be clearly marked with ‘Tender for Tsuen Wan Town Lot No. 427’ 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, 10 February 2023. 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](http://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. KWOK Kin Man Alex at Tel. No.: 2231 3802; Fax No.: 2116 0764.

Information Statement, Tender Notice, Form of Tender, Conditions of Sale, Technical Schedule and sale plan, including any amendment and update, may be downloaded from the Lands Department website ([www.landsd.gov.hk](http://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 Land Supply Section, Units 3702–10, 37th Floor, Tower 1, Millennium City 1, 388 Kwun Tong Road, Kwun Tong, Kowloon. Sale plan (in hard copy form) may also be purchased at the Survey and Mapping Office, Lands Department, 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong until close of the tender.

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.

*13 January 2023*

Sophia CHIANG *Deputy Director/General,  
Lands Department*