

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

## PARTICULARS

- Lot No. : **Yuen Long Town Lot No. 545**
- Location : Fuk Wang Street and Wang Lee Street, Yuen Long, New Territories
- Area : 32 440 square metres (about)
- Building Covenant : As specified under Special Condition No. (9) of the Conditions of Sale, within 60 calendar months or the period stated in column 2 of Part A of the Schedule annexed to the Conditions of Sale, whichever is the shorter, from the date of Memorandum of Agreement
- 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) vehicle servicing and maintenance;  
 (b) 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;
- (c) consolidation and handling of container cargoes and break-bulk cargoes;
- (d) loading, unloading and storage of containers;
- (e) cargo screening ancillary to the uses permitted under (b)(ii) above;
- (f) other ancillary cargo handling facilities as may be approved in writing by the Director of Lands;
- (g) a combination of any of the users stated in (a) to (f) above;
- (h) the Public Vehicle Park;
- (i) offices ancillary to any of the uses permitted under (a) to (g) above; and
- (j) a canteen used exclusively by the people employed on the lot.
- Total Gross Floor Area: Not exceeding 161 500 square metres and not less than 96 900 square metres
- Provision of the Government Accommodation : (a) a designated portion for brownfield uses (including but not limited to general warehouse or storage, logistics, vehicle repair or scrapping and related industries, waste recycling, rural industries and general workshops) with gross floor area of not less than 48 450 square metres or the gross floor area stated in column 2 of Part B of the Schedule annexed to the Conditions of Sale, whichever is the greater; and
- (b) parking, manoeuvring, loading and unloading spaces as required under Special Condition No. (16)(a)(i)(II) to (IX) of the Conditions of Sale

Tenders must be:—

- (a) made in two separate sealed envelopes, with their outside not bearing any indication which may relate the tender to tenderers, in the following manner:—
  - (i) one envelope (subject to paragraph 4 of the Tender Notice), clearly marked on the outside of the envelope ‘Tender for Yuen Long Town Lot No. 545: Non-Premium Submission’ and enclosing the Form of Tender (Non-Premium Submission) (which should be in DUPLICATE and in the form annexed to the Tender Notice, but without any indication of the premium) and the cheque or cashier’s order referred to in paragraph 8 of the Tender Notice together with 20 copies of the documents referred to in (1) to (3) under the first paragraph of the ‘Requirements of Non-Premium Submission’ at Annex I to the Tender Notice; and
  - (ii) the other envelope clearly marked on the outside of the envelope ‘Tender for Yuen Long Town Lot No. 545: Premium Submission’ and enclosing the Form of Tender (Premium Submission) (which should be in DUPLICATE and in the form annexed to the Tender Notice);
- (b) addressed to the Chairman, Central Tender Board; and
- (c) deposited in the tender box labelled ‘Government Secretariat Tender Box’ (hereinafter referred to as ‘the Government Secretariat Tender Box’) 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, 28 June 2024 (the said time is hereinafter referred to as ‘the Tender Closing Time’).

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 28 June 2024, 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 mentioned in the above paragraph 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 the Government will only answer questions of a general nature concerning the above lot and this tender exercise and will not provide legal or other advice in respect of the Conditions of Sale, the Service Deed (as respectively defined in the Tender Notice) or any documents referred or annexed to in the Tender Notice or any statutory provisions relating to the lot. All enquiries should be directed to Chief Estate Surveyor/Headquarters, Lands Department (Ms. HON Tsui San, Shirley) at Tel. No.: 2231 3802 or Fax No.: 2116 0764 or email address ‘[YLTL545@landsd.gov.hk](mailto:YLTL545@landsd.gov.hk)’. The Government reserves the right to disclose and disseminate in such format and by such media as the Government may at its absolute discretion think fit the contents of any written enquiries and the answers given in full or in part without the need to seek the prior agreement or consent of the enquirers. Tenderers are advised to keep track of any information released on the Lands Department’s website ([www.landsgov.hk](http://www.landsgov.hk)) for the Government’s response to enquiries.

Explanatory Statement, Information Statement, Forms of Tender, Tender Notice, Conditions of Sale and sale plan, including any amendment and update, may be downloaded from the Lands Department website ([www.landsgov.hk](http://www.landsgov.hk)). Until close of the tender, sale plan may be inspected at the Survey and Mapping Office, Lands Department, 6th 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, 6th 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 tender with the highest combined score calculated according to paragraph 1.2 of the Marking Scheme at Annex II annexed to the Tender Notice 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.

*15 March 2024*

*K. C. CHOI Deputy Director/General,  
Lands Department*