

## LIST OF APPENDICES

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## **Appendix I**

### Details of the Affected Business Premises



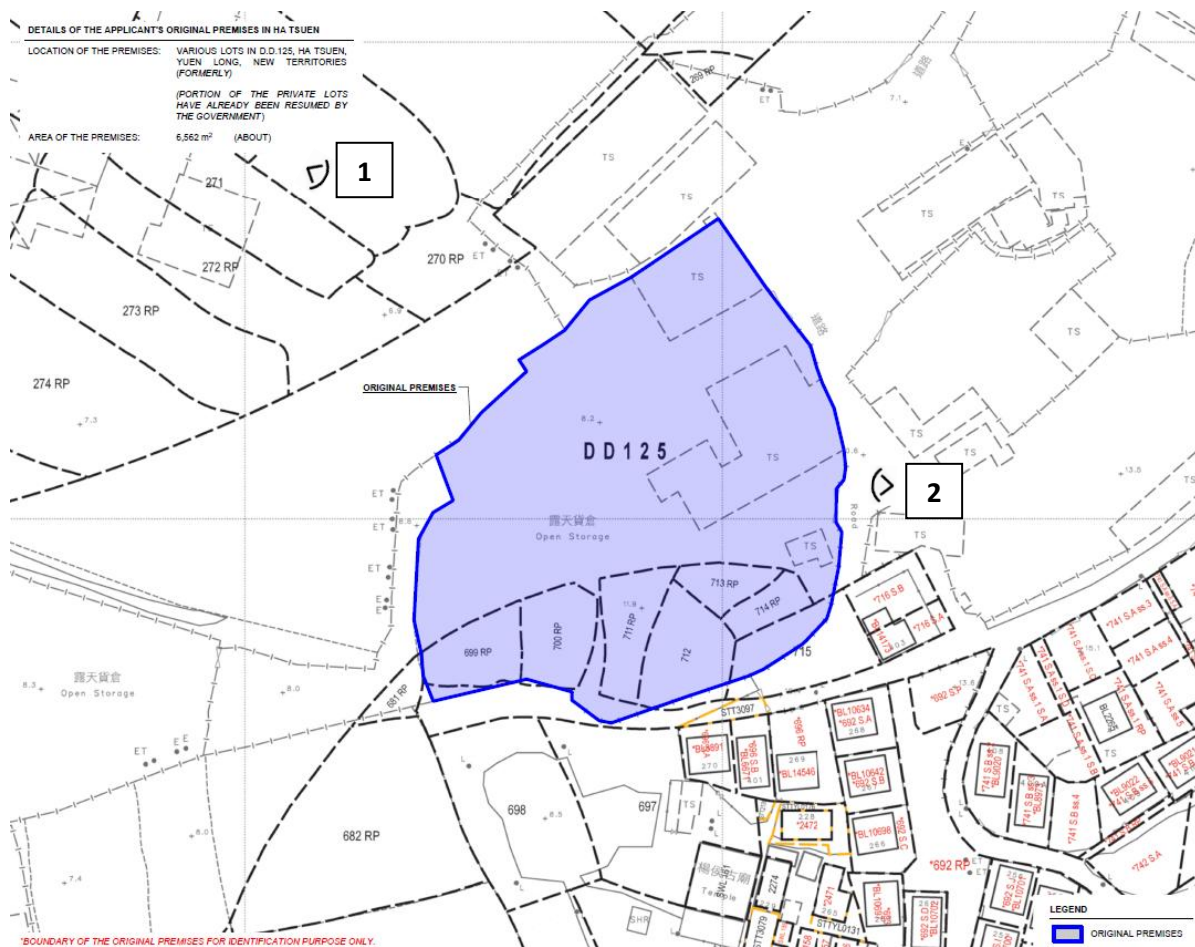
## Appendix I – Details of the Affected Business Premises

Company Name: **Action Top Engineering Limited 新昇工程有限公司**

### Details of the Affected Business Premises

Location: **Various Lots in D.D. 125, Ha Tsuen, Yuen Long, New Territories**  
(portion of the private lots were reverted to the Government on 31.08.2024)

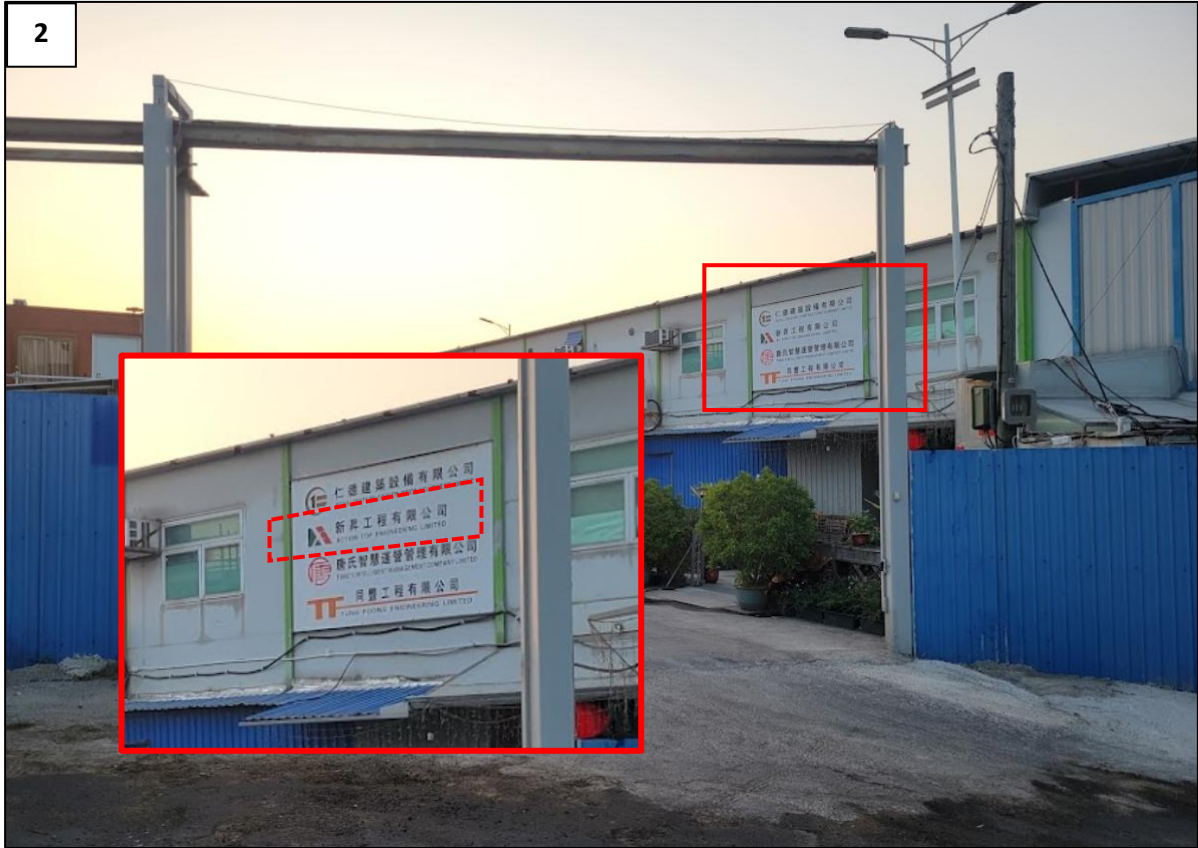
Use of Premises: **Open Storage of Construction Materials**



Site Photo of the Affected Business Premises




Source: Google Map



Source: Google Map



Letter from the Lands Department dated 19.07.2024

<p>電話 Tel: 2675 1809 圖文傳真 Fax: 2675 9224 電郵地址 Email: 本署權號 Our Ref: L/M (11) in DLON 341/NLP/79 來函權號 Your Ref:</p> <p>來函請註明本署權號 Please quote our reference in your reply</p>	 <p>地政總署 北區地政處 DISTRICT LANDS OFFICE, NORTH LANDS DEPARTMENT</p> <p>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.</p> <p>新界粉嶺璧峰路三號北區政府合署六樓 6/F., NORTH DISTRICT GOVERNMENT OFFICES 3 PIK FUNG ROAD, FANLING, NEW TERRITORIES 網址 Website : www.landsd.gov.hk</p>
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**By Registered Service**

新昇工程有限公司  
九龍新蒲崗大有街 32 號泰力工業中心 601 室  
(Attn.: Yung Lit Sheung)

19 July 2024

Dear Sir/Madam,

**Proposed Tenders of**

(i) **Short Term Tenancy No. STTTM0142**  
**Government land at Pillar Point, Tuen Mun, New Territories**

(ii) **Short Term Tenancy No. STTN0083**  
**Government land at Hung Leng North Road, Ping Che in Demarcation**  
**District Nos. 76 and 77, New Territories**

(iii) **Short Term Tenancy No. STTN0088**  
**Government land at Chi Wa Lane, Fanling, New Territories**


(iv) **Short Term Tenancy No. STTN0091**  
**Government land at Yip Cheong Street, On Lok Tsuen, Fanling, New Territories**  
**(hereinafter collectively referred to as "the Premises")**

**for Brownfield Operators Displaced by the Public Projects as Listed in the Annex**

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be downloaded from the link: <https://rstt.wcms.landsd.gov.hk/brownfield8/index.html> (Username: tenderuser, password: phu838spigiylfirlzubr).

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Letter from the Lands Department dated 22.12.2023

<p>電話 Tel: 2451 1176 圖文傳真 Fax: 2459 0795 電郵地址 Email: 本署檔號 Our Ref: ( ) in DLOTM 92/MPY/74 Pt.2 來函檔號 Your Ref:  來函請註明本署檔號 Please quote our reference in your reply</p>	 <p>地政總署 屯門地政處 DISTRICT LANDS OFFICE / TUEN MUN LANDS DEPARTMENT</p>	<p>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.</p> <p>新界屯門屯喜路一號屯門政府合署六樓 6/F, TUEN MUN GOVERNMENT OFFICES 1 TUEN HI ROAD, TUEN MUN, NEW TERRITORIES 網址 Website: www.landsd.gov.hk</p>
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**By Registered Service**

新昇工程有限公司  
九龍新蒲崗大有街 32 號泰力工業中心 601 室

22 December 2023

Dear Sir/Madam,

**Proposed Tenders of**

- (i) Short Term Tenancy No. STTTM0102  
Government land at Ho Yeung Street, Area 40, Tuen Mun, New Territories
- (ii) Short Term Tenancy No. STTTM0123  
Government land at Hoi Wah Road, Area 16, Tuen Mun, New Territories
- (iii) Short Term Tenancy No. STTN0073  
Government land at the Junction of Jockey Club Road and Po Wan Road,  
Sheung Shui, New Territories
- (iv) Short Term Tenancy No. STTN0076  
Government land at Ping Che in Demarcation District No. 77, New Territories
- (v) Short Term Tenancy No. STTN0079  
Government land near Ping Che Road, Ping Che, New Territories

(hereinafter collectively referred to as "the Premises")

**for Brownfield Operators Displaced by the Public Projects as Listed in the Annex**

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be

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## **Appendix II**

### Details of Alternative Sites for Relocation





**Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises**

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
<b>Location</b>	Various Lots in D.D.89 Man Kam To, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 87, Hung Lung Hang, New Territories
<b>Site Area</b>	16,256 m <sup>2</sup> (about)	30,190 m <sup>2</sup> (about)	4,242 m <sup>2</sup> (about)	10,740 m <sup>2</sup> (about)	7,130 m <sup>2</sup> (about)	5,774 m <sup>2</sup> (about)
<b>Accessibility</b>	Accessible from Man Kam To Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Kong Nga Po Road via a local access
<b>Distance from Original Premises</b>	26.7 km	22.0 km	18.9 km	4.6 km	10.4 km	28.0 km
<b>Outline Zoning Plan</b>	Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18	Approved Ma Tso Lung and Hoo Hok Wai OZP No.: S/NE-MTL/3	Approved San Tin Technopole OZP No. S/STT/2	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Hung Lung Hang OZP No. S/NE-HLH/11; and Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14
<b>Zoning</b>	"Agriculture"	"Conservation Area (1)" ("CA(1)")	"Other Specified Uses" annotated "Innovation and Technology"	"Green Belt" ("GB")	"Comprehensive Development Area"	"Agriculture"
<b>Existing Condition</b>	Mostly covered with vegetation	Mostly vacant, covered with vegetation and occupied by fishpond	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Generally flat, partly fenced, partly vegetated/covered with temporary structures
<b>Surrounding Area</b>	Surrounded by vacant land, woodland, public roads and temporary structures	Surrounded by vegetation, pond, some government, institution or community and residential uses	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by open storage yards and vacant land covered with vegetation
<b>Suitability for Relocation</b>	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- much larger than the original premises</li> <li>- land ownership issue</li> <li>- tenancy for portion of the site is not feasible</li> </ul>	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- within the "CA(1)" zone</li> <li>- pond filling is required</li> <li>- incompatible with the surrounding area</li> <li>- remote location</li> </ul>	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- in close vicinity of sensitive receivers</li> <li>- the area will be resumed for San Tin Technopole development</li> </ul>	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- much larger than the original premises</li> <li>- within the "GB" zone</li> <li>- not compatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- in close vicinity to area for residential use</li> <li>- land ownership issue</li> </ul>	<p><u>Suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- not incompatible with the surrounding area</li> <li>- easily accessible</li> <li>- relatively flat and mostly vacant</li> </ul>