

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

### PARTICULARS

- Lot No. : **Tuen Mun Town Lot No. 544**
- Location : Siu Lang Shui Road, Area 49, Tuen Mun, New Territories
- Area : 31 667 square metres (about)
- Building Covenant: Gross floor area of not less than 47 501 square metres to be completed on or before 31 December 2023.
- Commence and Continue to Operate : The Purchaser shall commence to use the lot and the building or buildings thereon within 78 calendar months 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 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, but not involving direct provision of customer services or goods;
- (ii) consolidation and handling of container cargoes and break-bulk cargoes (excluding fumigation treatment of container cargoes and break-bulk cargoes) in relation to the uses permitted under (a)(i) above;
- (iii) loading, unloading and storage of containers in relation to the uses permitted under (a)(i) above;
- (iv) cargo screening ancillary to the uses permitted under (a)(i) above;
- (v) other ancillary cargo handling facilities as may be approved in writing by the Director of Lands;
- (vi) offices ancillary to the purposes set out in (a)(i), (a)(ii), (a)(iii), (a)(iv) or (a)(v) above; and
- (vii) a canteen used exclusively by the people employed on the lot.
- (b) Concrete and asphalt production and any offensive trade shall not be permitted.
- Logistics Service Provider : (a) The lot or any part thereof or any building or part of any building thereon shall not be used by any person or persons or corporations other than logistics service provider as defined in (b) below for the purposes set out in (a) of the user above to their customers or clients.
- (b) 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.

Tenders must be clearly marked with ‘Tender for Tuen Mun Town Lot No. 544’ 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 placed in the Government Logistics Department Tender Box situated at the Ground Floor, North Point Government Offices, 333 Java

Road, North Point, Hong Kong before 12.00 noon on Friday, 27 April 2018. Late tenders 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. TSUI Kwan Yu at Tel. No. 2231 3802, Fax No. 2116 0764.

Form of Tender, Tender Notice, Conditions of Sale and sale plan (including any amendment and update) may be downloaded from the Lands Department website (<http://www.landsd.gov.hk/>). Sale plan may be obtained from and 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, 10th Floor, Yau Ma Tei Carpark Building, 250 Shanghai Street, Kowloon and the District Lands Office/Tuen Mun, 6th Floor, Tuen Mun Government Offices, 1 Tuen Hi Road, Tuen Mun, 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.

9 March 2018

Karen CHAN *Deputy Director/General,  
Lands Department*