

Latest arrangements for postal services in Kwai Chung Estate and Kwai Fuk Court

Hongkong Post announced today (January 27) that in view of the epidemic situation in Kwai Chung Estate, the suspension of counter services at Kwai Chung Post Office and mail delivery services to Kwai Chung Estate (including the Kwai Chung Estate iPostal Station) and Kwai Fuk Court will continue until February 3.

Members of the public can have access to postal services at the post offices in the vicinity, including Kwai Fong Post Office or Kwai Shing Post Office. The retention period for mail items to be collected at Kwai Chung Post Office will be adjusted correspondingly.

For enquiry on the arrangement of the counter and delivery services mentioned above, members of the public may call the Hongkong Post enquiry hotline at 2921 2222.

Lands Department emphasises strict observance of land lease conditions for redeveloped industrial buildings

The Lands Department (LandsD) today (January 27) warned a developer regarding inaccurate information in relation to permissible uses in the marketing materials of a new industrial development in San Po Kong, Kowloon, that is currently under construction.

The marketing materials of this new industrial development stated that the industrial premises therein could be used for specific non-industrial uses without having to apply to the LandsD for any temporary waiver and pay any fee. The LandsD confirms that such information is inaccurate and misleading.

With the land lease restricting the use of the private lot concerned to "industrial purposes" (the Permitted User), the LandsD stresses that the industrial use within the lot must involve a process of manufacturing. This is unlike other modern industrial sites where the leases may carry a user clause allowing a wider range of uses including non-polluting industrial uses and other uses such as art studios, design and media production permitted in

the "Industrial" zones in Outline Zoning Plans. For the private lot concerned, any non-industrial use as advertised in the marketing materials deviating from the Permitted User constitutes breach of lease and is liable to enforcement action by the LandsD.

The development concerned, being a new development, is also not covered by the Development Bureau's policy of relaxation of waiver application for existing industrial buildings under the revitalisation scheme for industrial buildings. As stated in the relevant press release (www.info.gov.hk/gia/general/201902/01/P2019020100743.htm) and the policy pronouncement (www.devb.gov.hk/filemanager/en/Content_3/Relaxation_of_the_Waiver_Application_in_Existing_IB.pdf) of February 2019, the policy permits certain non-industrial uses of designated sectors (e.g. arts and cultural sectors, creative industries, and innovation and technology) to operate within the premises of existing industrial buildings, on a time-limited basis from February 1, 2019, to January 31, 2024, without the need for making separate waiver applications to the LandsD and paying waiver fees, to optimise the use of existing industrial buildings. The policy applies only to industrial buildings existing at the time of its pronouncement. The development concerned is not one of them.

The LandsD has demanded the lot owner concerned to cease making any such misrepresentation; to immediately inform the buyers, the prospective buyers and other parties who have entered or shall enter into a sale and purchase agreement or the like with them that those non-industrial uses mentioned in their marketing materials contradict the Permitted User; and to take or to procure necessary remedial measures to rectify any potential breach. The lot owner has also been reminded that should they intend to use the lot deviating from the Permitted User, they must approach the LandsD for a lease modification or waiver. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit including, among others, charging of a premium and an administrative fee.

Private land owners and prospective property buyers are reminded of the need for strict observance of land lease conditions regarding the redevelopment or use of private lots. The LandsD takes a serious stance against breaches of land lease in respect of private properties and shall take lease enforcement action in respect of the breach including but not limited to the Government exercising its right of re-entry under the Government Rights (Re-entry and Vesting Remedies) Ordinance, Chapter 126.

A land lease is a private contract signed between the Government and a land owner. The land owner is required to ensure that the use of the land is in compliance with the lease conditions and that breaches are rectified. The users/buyers of industrial building units should carefully study the lease conditions to ensure that the premises will not be used for any purposes not permitted under the lease and consider seeking legal or other professional advice should there be doubts about the lease conditions and permitted uses in individual circumstances.

[Fifth Hong Kong-Switzerland Financial Dialogue](#)

The following is issued on behalf of the Hong Kong Monetary Authority:

The fifth Hong Kong-Switzerland Financial Dialogue was held virtually today (January 27). The Dialogue, co-organised by the Hong Kong Monetary Authority (HKMA) and the State Secretariat for International Finance (SIF) under the Federal Department of Finance of Switzerland, aims to foster financial services collaboration between Hong Kong and Switzerland and facilitate exchange of views on important issues surrounding the global financial system.

The Dialogue was chaired by Deputy Chief Executive of the HKMA, Mr Edmond Lau, and Deputy State Secretary for International Finance at the Federal Department of Finance of Switzerland, Mr Stefan Flückiger. Representatives from the Swiss Financial Market Supervisory Authority, the Swiss National Bank, SIF, HKMA and Securities and Futures Commission also attended this bilateral dialogue. Participants from Hong Kong and Switzerland discussed regional and domestic outlook and policy challenges, as well as the latest development and potential collaboration in the areas of (i) Fintech, (ii) wealth management, and (iii) sustainable finance.

[Two kinds of prepackaged rice products may contain gluten](#)

The Centre for Food Safety (CFS) of the Food and Environmental Hygiene Department today (January 27) said that two samples of prepackaged rice products were detected with gluten, but it was not declared on the products' food labels. A CFS spokesman said consumers who are intolerant to gluten are advised not to consume the batches of the products concerned. The trade should also stop using or selling the affected batches of the products immediately should they possess them.

Product details are as follows:

1.
Product name: Rice Vermicelli
Brand: Sun Phoenix
Place of origin: China

Distributor: Sun Yik Food Limited (hotline: 6330 0136)
Net weight: 400 grams per pack
Best-before date: June 2, 2023

2.

Product name: Hsin Tung Yang Rice Noodles
Brand: Hsin Tung Yang
Place of origin: Taiwan
Distributor: B&S Company (hotline: 3628 7800)
Net weight: 300g per pack
Best-before date: November 1, 2023

The spokesman said, "The CFS collected the above-mentioned samples from two supermarkets in Eastern District respectively for testing under its routine Food Surveillance Programme. The test results showed that the samples contained gluten, but it was not declared on the food labels. The CFS has informed the vendors concerned of the irregularities and instructed them to stop sale and remove from shelves the affected batches of the products. The distributors concerned have initiated recalls on the affected batches of the products. For enquiries about the recalls, members of the public may call the hotlines of the distributors concerned.

"Individuals who are intolerant to gluten may develop symptoms like vomiting, diarrhoea, abdominal pain and rash upon consumption," he added.

The spokesman advised consumers who are intolerant to gluten not to eat the affected batches of the products, and to seek medical treatment if they feel unwell after consuming the food. The trade should also stop using or selling the above batches of the affected products immediately should they possess them.

The Food and Drugs (Composition and Labelling) Regulations (Cap. 132W) require that all prepackaged food for sale in Hong Kong should list out the food ingredients in the list of ingredients. The maximum penalty upon conviction is a fine of \$50,000 and six months' imprisonment.

The CFS will alert the trade, continue to follow up on the incident and take appropriate action. Investigation is ongoing.

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