

Disclaimer: Pursuant to paragraph 23 of the Tender Notice, the Government will only answer questions of a general nature concerning Hung Shui Kiu Town Lot No. 18 (“HSKTL 18”), Hung Shui Kiu Town Lot No. 19 (“HSKTL 19”), Hung Shui Kiu Town Lot No. 20 (“HSKTL 20”), Hung Shui Kiu Town Lot No. 21 (“HSKTL 21”), Hung Shui Kiu Town Lot No. 23 (“HSKTL 23”) and Hung Shui Kiu Town Lot No. 24 (“HSKTL 24”) (collectively “the Lots”) and the tender exercise and will not provide legal or other advice in respect of the Conditions of Sale or any other documents referred to in the Tender Notice (including its annexes) or any statutory provisions relating to the Lots. Prior to submitting any tender for the Lots, prospective purchasers of the Lots may seek independent professional advice on issues concerning the Lots.

Q1:

Regarding Note 2 of Criterion (2) – Introduction of leading enterprises under Section 2 of the Marking Scheme at Annex II to the Tender Notice, the enquirer made the following enquiries:

(i) Common parent company

In the event that two leading enterprises are under the same group or share a common parent company (but are not in a direct parent-subsidary relationship as described in Note 2), would these two enterprises be assessed individually? Specifically, would the total score be the aggregate sum of the marks scored by each enterprise individually?

(ii) Direct parent with separate operations

If two leading enterprises are in a direct parent-subsidary relationship but operate as separate legal entities with distinct business scopes and independent industry rankings, would the assessment still be restricted by Note 2? Or, in such cases of operational independence, could the marks of both enterprises be summed for the final assessment?

A1:

According to Note 2 under paragraph 2.3 of the Marking Scheme at Annex II to the Tender Notice for Criterion (2) – Introduction of leading enterprises, it is the existence of direct parent company relationship between leading enterprises that will be looked into. For two leading enterprises that are in the same group

but not in a direct parent-subsiary relationship, the mark scored under Criterion (2) will be the sum of marks of each leading enterprise individually assessed. On the other hand, if two leading enterprises are in a direct parent-subsiary relationship, the mark scored under Criterion (2) will be the higher of the marks the two leading enterprises individually assessed.

Q2:

Please provide the tentative possession/access date for the Lots, including the Pink Area(s), the Yellow Area(s) and the Blue Area(s).

A2:

Please refer to the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) Special Conditions Nos. (1) and (4)(g) of the respective Conditions of Sale governing HSKTL18, HSKTL 20 and HSKTL 23;
- (b) Special Condition No. (1) of the respective Conditions of Sale governing HSKTL 19 and HSKTL 24; and
- (c) Special Conditions Nos. (1), (4)(g) and (5)(g) of the Conditions of Sale governing HSKTL 21,

as well as other relevant parts of the tender document for information.

Q3:

Please provide the tentative completion date and schedule of the following proposed roads:

Hung Shui Kiu Town Lot No. 18: Road L12

Hung Shui Kiu Town Lot No. 19: Road D6

Hung Shui Kiu Town Lot No. 20: Road P1, L30, L17 and D6

Hung Shui Kiu Town Lot No. 21: Road L25, D6 and P1

Hung Shui Kiu Town Lot Nos. 23 and 24: Road L30

A3:

Please refer to paragraph 2(c) of the Information Statement and the respective Conditions of Sale governing the Lots, including but not limited to Special

Condition No. (3) of the respective Conditions of Sale, for information.

Q4:

- (i) Please provide the completion schedule for the proposed utility services (including watermain, electricity, telecom, sewage, drainage) serving the Lots, including the Pink Area(s), the Yellow Area(s) and the Blue Area(s).**
- (ii) Please also advise the schedules of the decommissioning of existing underground utilities for the area nearby the Lots.**

A4(i):

Please refer to the Government's response to Q3 above.

A4(ii):

For existing underground utilities in the areas nearby that are planned to be removed in accordance with the Engineering Drawings (as referred to in paragraph 5 of the Information Statement), the Civil Engineering and Development Department is liaising with relevant utility undertakers on the decommissioning schedules of relevant utilities.

Q5:

Please clarify whether the land decontamination works, demolition works, site clearance works and site formation works within the Lots, including the Pink Area(s), the Yellow Area(s) and the Blue Area(s) are to be carried out by the Civil Engineering and Development Department or the Purchaser.

A5:

Please refer to paragraphs 2(a) and 2(b) of the Information Statement, the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) Special Conditions Nos. (2), (4) and (44) of the Conditions of Sale governing HSKTL 18 and the Technical Schedule annexed to the said Conditions of Sale;**
- (b) Special Conditions Nos. (2) and (31) of the respective Conditions of Sale governing HSKTL 19 and HSKTL 24;**

- (c) Special Conditions Nos. (2), (4) and (42) of the Conditions of Sale governing HSKTL 20 and the Technical Schedule annexed to the said Conditions of Sale;
- (d) Special Conditions Nos. (2), (4), (5) and (41) of the Conditions of Sale governing HSKTL 21 and the Technical Schedules annexed to the said Conditions of Sale; and
- (e) Special Conditions Nos. (2), (4) and (33) of the Conditions of Sale governing HSKTL 23 and the Technical Schedule annexed to the said Conditions of Sale,

as well as other relevant parts of the tender document for information.

Q6:

- (i) Please clarify if there are any existing vehicular accesses to the Lots, including the Pink Area(s), the Yellow Area(s) and the Blue Area(s).**
- (ii) Please also provide the tentative schedule for the proposed road works.**

A6(i):

Please refer to the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) Special Conditions Nos. (4) and (25) of the Conditions of Sale governing HSKTL 18 and the Technical Schedule annexed to the said Conditions of Sale;
- (b) Special Condition No. (15) of the respective Conditions of Sale governing HSKTL 19 and HSKTL 24;
- (c) Special Conditions Nos. (4) and (23) of the Conditions of Sale governing HSKTL 20 and the Technical Schedule annexed to the said Conditions of Sale;
- (d) Special Conditions Nos. (4), (5) and (22) of the Conditions of Sale governing HSKTL 21 and the Technical Schedules annexed to the said Conditions of Sale; and

- (e) Special Conditions Nos. (4) and (17) of the Conditions of Sale governing Hung Shui Kiu Town Lot No. 23 and the Technical Schedule annexed to the said Conditions of Sale,

as well as other relevant parts of the tender document for information.

A6(ii):

Please refer to the Government's response to Q3 above.

Q7:

- (i) Please provide the existing topographic and the proposed site formation level of the area nearby and within the Lots.**
- (ii) Please also provide the tentative schedule of aforesaid works.**

A7(i):

Please refer to paragraphs 2(c) and 5 of the Information Statement, the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) General Condition No. 5 and Special Condition No. (4) of the respective Conditions of Sale governing HSKTL18, HSKTL 20 and HSKTL 23 and the Technical Schedule annexed to the respective Conditions of Sale;
- (b) General Condition No. 5 of the respective Conditions of Sale governing HSKTL 19 and HSKTL 24; and
- (c) General Condition No. 5 and Special Conditions Nos. (4) and (5) of the Conditions of Sale governing HSKTL 21 and the Technical Schedules annexed to the said Conditions of Sale,

as well as other relevant parts of the tender document for information.

Prospective purchasers of the Lots may visit the Lots and the Associated Areas (as referred to in paragraph 2(a) of the Information Statement) for information about the existing site condition.

A7(ii):

Please refer to the Government's response to Q3 above.

Q8:

Please provide the existing available ground investigation and laboratory test reports within and adjacent to the Lots.

A8:

Prospective purchasers of the Lots may wish to visit the Geotechnical Information Unit of the Civil Engineering and Development Department (CEDD), which houses ground investigation reports and laboratory testing reports from other projects for public inspection (<https://www.cedd.gov.hk/eng/our-major-services/geotechnical/library/index.html>). Please also refer to the respective Conditions of Sale governing the Lots, including but not limited to General Condition No. 5. Prospective purchasers of the Lots are advised to obtain their own appropriate expert advice prior to submitting any tender for the Lots.

Q9:

Please advise the discharge point location and the respective land status for the lots. Besides, please also provide the existing and proposed underground utilities layout plans.

A9:

Please refer to paragraphs 2(b) and 5 of the Information Statement, the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) General Condition No. 5 and Special Conditions Nos. (4) and (42) of the Conditions of Sale governing HSKTL18 and the Technical Schedule annexed to the said Conditions of Sale;
- (b) General Condition No. 5 and Special Condition No. (29) of the respective Conditions of Sale governing HSKTL19 and HSKTL 24;
- (c) General Condition No. 5 and Special Conditions Nos. (4) and (40) of the Conditions of Sale governing HSKTL 20 and the Technical Schedule annexed to the said Conditions of Sale;
- (d) General Condition No. 5 and Special Conditions Nos. (4), (5) and (39) of the Conditions of Sale governing HSKTL 21 and the Technical Schedules annexed to the said Conditions of Sale; and

(e) General Condition No. 5 and Special Conditions Nos. (4) and (31) of the Conditions of Sale governing HSKTL 23 and the Technical Schedule annexed to the said Conditions of Sale,

as well as other relevant parts of the tender document for information.

Prospective purchasers of the Lots are advised to obtain their own appropriate expert advice prior to submitting any tender for the Lots.

Q10:

Please clarify whether there is any asbestos identified at the existing buildings / structures / pipework.

A10:

The CEDD has been investigating and arranging for removal of the asbestos containing materials that can be identified by the CEDD in existing structures within the Lots and the Associated Areas (as referred to in paragraph 2(a) of the Information Statement) (“Associated Areas”) (collectively “the Investigation and Removal Works”). The Investigation and Removal Works will be completed before possession of the Lots and the Associated Areas is given to the Purchaser(s) in accordance with the respective Conditions of Sale governing the Lots. While the CEDD makes the best effort to carry out the Investigation and Removal Works, the Government gives no warranty or guarantee, express or implied, as to whether all the asbestos containing materials can be identified and hence removed before possession of the Lots and the Associated Areas is given to the Purchaser(s) in accordance with the respective Conditions of Sale. Furthermore, the Investigation and Removal Works do not cover any unexposed area such as any concealed areas or underground utilities which may contain asbestos containing materials. Prospective purchasers of the Lots should refer to the respective Conditions of Sale governing the Lots, including but not limited to General Condition No. 5 and Special Condition No. (2). In the event the Purchaser(s) identify any materials or areas suspected of containing asbestos, he / they should handle the matter in compliance with all relevant statutory requirements, including but not limited to those stipulated under the Air Pollution Control Ordinance (Cap. 311) and the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C).

Prospective purchasers of the Lots may visit the Lots and the Associated Areas for information about the existing site condition and obtain their own appropriate expert advice prior to submitting any tender for the Lots.

Q11:

Please provide the extent of land contamination and any investigation to be carried out at the Lots, including the Pink Area(s), the Yellow Area(s) and the Blue Area(s).

A11:

Please refer to the Government's response to Q5 and Q7(i) above.

Q12:

Please provide if there are any historical monuments and Old and Valuable Trees (OVT)/ Trees of Particular Interest (TPI) that need to be retained/relocated/transplanted within the Lots, including the Pink Area(s), the Yellow Area(s) and the Blue Area(s).

Q13:

Please provide the tree plans and clarify if any Tree Survey / Tree Preservation and Removal Proposal needs to be carried out for the Lots, including the Pink Area(s), the Yellow Area(s) and the Blue Area(s).

A12 & A13:

Please refer to paragraph 5 of the Information Statement, the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) General Condition No. 5 and Special Condition Nos. (4) and (7) of the respective Conditions of Sale governing HSKTL 18, HSKTL 20 and HSKTL 23 and the respective Technical Schedule annexed to the said Conditions of Sale;
- (b) General Condition No. 5 and Special Condition No. (6) of the respective Conditions of Sale governing HSKTL 19 and HSKTL 24; and
- (c) General Condition No. 5 and Special Conditions Nos. (4), (5) and (8) of the Conditions of Sale governing HSKTL 21 and the Technical Schedules

annexed to the said Conditions of Sale,

as well as other relevant parts of the tender document for information. Prospective purchasers of the Lots are advised to obtain their own appropriate expert advice prior to submitting any tender for the Lots. Prospective purchasers of the Lots may visit the Lots and the Associated Areas for information about the existing site condition.

For information, the Lands Department has published the Lands Department Lands Administration Office Practice Note No. 6/2023 (www.landsd.gov.hk/en/resources/practice-notes/lao.html) about the processing of tree preservation and removal proposals.

Q14:

Please advise if there is any reimbursement mechanism if there is additional cost implication if the Director of Civil Engineering and Development amend, vary, alter, modify or substitute the Technical Schedule.

A14:

Please refer to the respective Conditions of Sale governing the Lots, including but not limited to:

- (a) Special Condition Nos. (4)(a) and (4)(b)(i) of the respective Conditions of Sale governing HSKTL 18, HSKTL 20 and HSKTL 23; and
- (b) Special Conditions Nos. (4)(a), (4)(b)(i), (5)(a) and (5)(b)(i) of the Conditions of Sale governing HSKTL 21,

as well as other relevant parts of the tender document for information.