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, 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 and Hung Shui Kiu Town Lot No. 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:

Paragraph 4 of the Information Statement stated that "The Government considers that there are no insurmountable problems in respect of the infrastructure capacity to support such private residential developments in HSKTL 18, HSKTL 20 and HSKTL 21." An estimated flat yield of approximately 1,584, 606 and 931 private residential flats for HSKTL 18, HSKTL 20 and HSKTL 21 respectively, based on an average flat size of about 50 sq.m. (gross floor area) was also stated in the same paragraph.

Given that the Hung Shui Kiu / Ha Tsuen New Development Area is a greenfield site where supporting infrastructure (including roads, drainage, sewerage, water supply, power, telecommunications, and public transport) is still under construction, grateful for clarification on the specific meaning of the above statement, especially regarding the following matters:

(a) Estimated flat yield - Is this intended as a recommended planning assumption, or does it represent the maximum number of flats that the existing and planned infrastructure can support?

(b) Smaller flat mix - If a bidder proposes a higher number of smaller flats (i.e., exceeding the estimated yield but within the same total GFA), would this create "insurmountable problems" in terms of infrastructure capacity? If so, which specific infrastructure elements (e.g., transport, sewerage, drainage, utilities) would be the limiting factors?

(c) Implication of Government's statement - Could the statement be understood to mean that any development exceeding the estimated flat yield may encounter infrastructure constraints?

A1:
Please refer to paragraph 4 of the Information Statement. With an updated planning assumption of an average flat size of 50 square metres (about) in terms of gross floor area in the Technical Review (as referred to in the said paragraph 4), the estimated private residential flat yields in HSKTL 18, HSKTL 20 and HSKTL 21 are about 1,584, 606 and 931 respectively, which the Government does not see insurmountable problems in respect of the infrastructure capacity to support. Please however note that the above is for information only and is not meant to be conclusive or final insofar as the infrastructural capacities are concerned. If the Purchaser wishes to have more private residential flats with a different assumed average flat size in the developments, he may carry out his own technical assessment(s) and seek approvals, if required, from the relevant authorities for utilisation of any available or planned infrastructural capacities.

Please also refer to paragraphs 5 and 7 of the Information Statement and the respective Conditions of Sale governing the Lots, including but not limited to:

(a) Special Condition No. (9)(d) of the respective Conditions of Sale governing HSKTL 18 and HSKTL 20; and

(b) Special Condition No. (10)(d) of the Conditions of Sale governing HSKTL 21,

as well as other relevant parts of the tender documents for information. Prospective purchasers of the Lots are advised to obtain their own independent expert advice prior to submitting any tender for the Lots.