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, Hung Shui Kiu Town Lot No. 19, Hung Shui Kiu Town Lot No. 20, Hung Shui Kiu Town Lot No. 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.*

The enquirer made enquiries on the following matters for Hung Shui Kiu Town Lot No. 19 ("HSKTL 19"):

Q1:
What is the width of the road of the Smart and Green Mass Transit System ("SGMTS") adjacent to the eastern boundary of HSKTL19?

A1:
Please refer to the plans gazetted under the Roads (Works, Use and Compensation) Ordinance for the proposed roads works for the SGMTS Phase 1 in Hung Shui Kiu / Ha Tsuen New Development Area ("HSK/HT SGMTS"), which are viewable on the Transport and Logistics Bureau's website:–

www.tlb.gov.hk/eng/publications/transport/gazette/7901TH_s8_Gazette_Plan.pdf

Q2:
Can the aforesaid road serve as Emergency Vehicular Access ("EVA") for the building in HSKTL19 if the building is of mixed industrial and office use?

A2:
SGMTS corridor is an exclusive carriageway dedicated for the SGMTS operation. Provision of EVA by using SGMTS corridor is prohibited.

Q3:
What is the target completion time for SGMTS?

A3:

Please note that invitation of tenders for the road works for the HSK/HT SGMTS has been commenced and would close by noon on 26 June 2026 (www.cedd.gov.hk/eng/tender-notices/contracts/tender-notices/index-id-2418.html). As mentioned in the Press Release of 30 January 2026 (www.info.gov.hk/gia/general/202601/30/P2026013000660.htm), the target for commissioning of the HSK/HT SGMTS is in 2031 or earlier. However, the Government gives no warranty or guarantee, express or implied, as to whether and when the HSK/HT SGMTS will be constructed and completed. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser(s) or any other person arising whether directly or indirectly out of, in connection with or incidental to the construction of the HSK/HT SGMTS and whether and when the HSK/HT SGMTS will be constructed and completed, and no claim whatsoever shall be made against the Government by the Purchaser(s) in respect of any such loss, damage, nuisance or disturbance.

Besides, please refer to the Conditions of Sale governing HSKTL 19, including but not limited to General Condition No. 5, paragraph 24 of the Tender Notice as well as other relevant parts of the tender documents.