

**Invitation for Expression of Interest**

for

**Development of Multi-storey Buildings  
for Modern Industries**

at

**Yuen Long and Hung Shui Kiu/Ha Tsuen**

**Development Bureau  
Lands Department**

**June 2023**



**發展局**  
Development Bureau

 **地政總署**  
Lands Department

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## **Section I. Introduction**

1. The Development Bureau (“DEVB”) submitted a proposal to the Legislative Council Panel on Development regarding the development of multi-storey buildings for modern industries (“Development of MSBs”) (see LC Paper No. CB(1)776/2022(02) for details) on 22 November 2022, with a view to achieving the dual objectives of promoting the development of modern industries and consolidating brownfield operations in a land-efficient manner.
2. Specifically, DEVB proposes to dispose of five sites for Development of MSBs (collectively “the Sites”) through open cash tender from Q4 2023 onward, with three sites near Yuen Long INNOPARK (known as Site A, Site B and Site C in this document) and two sites in Hung Shui Kiu/Ha Tsuen (“HSK/HT”) New Development Area (known as Site D and Site E in this document). Specific users for the Sites, namely logistics and/or vehicle servicing and maintenance, will be set out in the tender document. Tenderer offering the highest bid that reaches the reserve price set by Government will be awarded the site. Upon completion of the MSBs, successful bidder will be required to hand over no less than 30% of the floor space to Government for accommodating brownfield operations displaced by government projects. The 30% floor space will be owned and managed by Government which will also take charge of the leasing to displaced operators. As this is a new tendering arrangement, we see merits in tapping market views before we finalise the tender document. To this end, DEVB and the Lands Department (“LandsD”) would like to launch an expression of interest (“EOI”) exercise.
3. This document (“Invitation Brochure”) invites EOI in tendering for the Sites for Development of MSBs and obtains market feedback on how different aspects of the MSB development should be defined to encourage private sector participation and foster competition. For this purpose, particulars of proposed development parameters and land sale conditions in broad terms have been provided in the Invitation Brochure. It should however be noted that the particulars stated in this Invitation Brochure are on a non-committal basis subject to changes by the Government without prior notification. For avoidance of doubt, received EOI would only be a reference and may or may not be considered or taken into account in the finalised development parameters and land sale conditions.
4. Each Interested Party should make its own independent assessment of the information contained in this Invitation Brochure after carrying out such investigation and taking such professional and other advice as may be prudent in order to assess the risks and benefits and to prepare the EOI.
5. The submission of any EOI by an Interested Party shall be taken to be an acceptance of the terms of this Invitation for EOI (“Invitation”).
6. The Invitation is not intended to provide the basis of any investment decision and should not be considered as a recommendation by the Government or any of its officers, agents or advisors to any Interested Party to submit any EOI.
7. This Invitation exercise is not the beginning of a competitive bidding process. Neither this Invitation Brochure nor any submission received by LandsD in response thereto constitutes an offer or the basis of any contract which may be concluded.
8. This Invitation is not a prequalification exercise to shortlist or prequalify any Interested Party for Government land sale tenders. Interested parties who do not submit an EOI will not be

barred from taking part, or prejudiced against, in the subsequent competitive bidding in Government land sale tenders for the Development of MSBs.

9. In the case of a consortium, it shall nominate and appoint any one lead member (“Lead Member”) to act as the representative to make decisions on behalf of the consortium and serve as a single contact point for the EOI.
10. Interested parties are not to construe the contents of this Invitation, or any other communication by or on behalf of the Government, or any of its officers, agents or advisors, as financial, legal, tax or other advice. Each Interested Party should consult its own professional advisors as to financial, legal, tax or other matters concerning the Development of MSBs.
11. Each Interested Party shall be solely responsible for the fees, costs and expenses incurred in preparing and submitting the EOI. The Government will under no circumstances be liable to any Interested Party for any such fees, costs, expenses, loss or damage whatsoever arising out of or in connection with the EOI process.
12. After the close of the Invitation exercise, the Government may finalise the development parameters and land sale conditions to be enclosed in the tender document, and conduct the sale of the five sites mentioned in paragraph 2 of Section I by way of Government land sale tender exercise.
13. The Government land sale tender exercise of the five sites is tentatively scheduled to commence from Q4 2023 onwards. The Government reserves the right to vary or extend the tender programme or to cancel the tender exercise outright.
14. The Government reserves the right, without prior consultation or notice, to change the content of the Invitation.

## Section II. Development Details

### Draft land sale conditions in broad terms

1. The latest basic terms in broad terms of the draft land sale conditions that are **applicable to all the Sites** are summarized as follows:-

	<b>Draft basic terms in broad terms</b>
<b>1.1 Lease Term</b>	50 years from the date of the agreement.
<b>1.2 Vehicular Ingress/Egress</b>	Independent ingress and egress for each site.
<b>1.3 Restriction on Alienation</b>	Restriction on alienation before compliance with the lease conditions. After compliance with the lease conditions, the Developer shall not assign, mortgage or charge each site and all the building or buildings thereon (excluding the Government Accommodation in paragraph 1.6 of Section II) except as a whole.
<b>1.4 Building Covenant (“BC”)</b>	48 to 60 months from the date of the Developer’s possession of the site, depending on the size of the site concerned. For the three sites near Yuen Long INNOPARK, a BC period of 48 months would be allowed if they are to be disposed individually; 60 months would be allowed if two or more of the sites are to be merged for larger scale development. As for the two HSK/HT sites, 60 months would be allowed each.
<b>1.5 Deferred Possession</b>	The possession of the Sites shall be given to and taken by the Developer on a date as specified in a letter to be issued by the Director of Lands to the Developer (“deferred possession”); such date to be no later than 3 months from the date of the agreement.
<b>1.6 Provision of Government Accommodation</b>	Not less than 30% of the respective maximum Gross Floor Area (“GFA”) of the building/buildings to be erected, constructed and provided within each site shall be assigned, with vacant possession, free from encumbrances and at the expense of the Developer, to the Financial Secretary Incorporated (“FSI”) as Government Accommodation <sup>1</sup> (“Designated Portion”). The Government intends to take up the higher floors of the building/buildings (may be non-consecutive floors), subject to the results of this Invitation and other necessary considerations. The Government also intends to require the Developer to hire an Independent Checker (a registered professional) to inspect and certify that the Designated Portion has been built in compliance with Government’s requirements about minimum floor loading, headroom height, etc.

<sup>1</sup> Unless otherwise stated, the 30% GFA to be assigned to FSI as Government Accommodation shall exclude any structures and partitions, car parking spaces, circulation areas, staircases, staircase halls, lift landings, space occupied by toilet facilities, mechanical and electrical services such as lifts and air-conditioning systems.

	The location of the floors to be assigned as the Designated Portion, its minimum floor loading and headroom height (see paragraphs 5(c)-(d) and 9(d)-(e) of Section II), as well as the appointment of the Independent Checker would be specified in the tender document.
<b>1.7 Consideration of the Government Accommodation</b>	The Developer shall assign the Designated Portion to FSI free of costs and without any payment for consideration <sup>2</sup> . In other words, tenderers should factor in the construction cost of the Designated Portion in preparing their price bids.
<b>1.8 Parking and Loading/Unloading Requirements for the Government Accommodation</b>	The Designated Portion should have exclusive parking spaces for use by its occupiers. The Designated Portion should also be directly accessible by container vehicles, and served by loading/unloading facilities. Out of the loading/unloading spaces to be provided, the Developer shall reserve and designate such number of spaces of such type or types and at such location or locations as the competent authority may require or approve for the shared use of the Designated Portion and other occupiers of the building or buildings erected or to be erected on each site. The required number of exclusive parking spaces and shared loading/unloading spaces for the Designated Portion would be specified in the tender document.

2. The Designated Portion, to be managed by Government or its appointed agency, is intended for accommodating brownfield operations that are displaced by the clearance exercises of Government's development projects. The Government will have sole discretion in deciding which displaced operators can move into the Designated Portion, the duration of tenancy and rentals payable to Government<sup>3</sup>. The displaced brownfield uses should be considered by the competent authority to be compatible with the user of the building/buildings permitted in paragraphs 5(b) and 9(b). The uses of the Designated Portion may include but not limited to general warehouse/storage, construction, logistics, vehicle repair/scraping and related industries, waste recycling, rural industries and general workshops. The Government has the right to vary the uses of the Designated Portion.
3. The Developer is required to maintain, at his own expense and in all respects to the satisfaction of the competent authority, the following items ("the Items"):
  - (i) the external finishes of the Designated Portion and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs and any other structural elements of, in, around, within, above and below the Designated Portion;
  - (ii) all lifts, escalators and stairways serving the Designated Portion and the remainder of the development on each site;
  - (iii) all building services installations, plant and equipment (including but not limited to

<sup>2</sup> Without prejudice to liquidated damages.

<sup>3</sup> The current intention is to charge the displaced brownfield operators a concessionary rental during the initial rental period of 5 to 10 years, comparable with the prevailing market rental of existing brownfield sites. This is to provide a transitional arrangement for displaced operators to adapt themselves to the MSB setting while upgrading their operations.

- portable and non-portable fire services installation equipment) forming part of the system serving the Designated Portion and the remainder of the development on each site;
- (iv) all of the structural slabs under the Designated Portion together with the drainage systems therein and thereunder; and
  - (v) all other common parts and facilities serving the Designated Portion and the remainder of the development on each site.

The Developer shall indemnify and keep indemnified the Government and FSI against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Developer to maintain the Items.

## Draft site-specific conditions in broad terms

### (A) Sites near Yuen Long INNOPARK

4. Sites A, B and C (which are shown for illustration and identification purposes only on the Site Plan at **Annex A**) are situated on Fuk Wang Street and Wang Lee Street near Yuen Long INNOPARK. The three sites are currently zoned “Other Specified Uses (Industrial Estate)” on the Yuen Long Outline Zoning Plan where industrial uses such as the handling of goods and cargo as well as the repairing of goods and materials, are always permitted. The sites are connected to existing strategic highways including Long Ping Road, Long Tin Road, Yuen Long Highway and Tsing Long Highway.
5. Site-specific draft land sale conditions in broad terms are as follows:-

	Site A	Site B	Site C
(a) Site Area	about 10,000 m <sup>2</sup>	about 12,000 m <sup>2</sup>	about 10,000 m <sup>2</sup>
(b) User	<p>Subject to paragraph 1.6 of Section II, the building/buildings within each site shall not be used other than the following:-</p> <p>(i) vehicle servicing and maintenance; <b>and/or</b></p> <p>(ii) logistics and freight forwarding<sup>4</sup>, consolidation and handling of container cargoes and break-bulk cargoes, loading, unloading and storage of containers; cargo screening ancillary to the uses permitted under (b) of footnote 4 of ‘logistics and freight forwarding’; other ancillary cargo handling facilities as may be approved in writing by the Director of Lands or any other competent authority;</p> <p>Offices ancillary to any of the uses permitted under 5(b)(i) or 5(b)(ii) of Section II may be allowed, provided that, except with the prior written approval of the Director of Lands or any other competent authority, the total usable floor area<sup>5</sup> thereof shall not exceed 30% of the total usable floor area of the use to which the office is ancillary.</p>		

<sup>4</sup> Including (a) 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 as defined in section 2 of the Dangerous Goods Ordinance) and ancillary storage of such goods and such other related or ancillary purposes as may from time to time be approved in writing by the Director of Lands or any other competent authority; and (b) 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 as defined in section 2 of the Dangerous Goods Ordinance) (hereinafter referred to as “the Return Management”) and ancillary storage of such goods and such other related or ancillary purposes as may from time to time be approved in writing by the Director of Lands or any other competent authority, and for the avoidance of doubt, the Return Management involving direct provision of customer services or goods shall not be allowed.

<sup>5</sup> The term “usable floor area” shall mean any floor space other than staircases, staircase halls, lift landings, the spaces used in providing water-closet fitments, urinals and lavatory basins and the space occupied by machinery for any lift, air-conditioning system or similar service.



	Site A	Site B	Site C
<p>(c) Minimum floor loading</p> <ul style="list-style-type: none"> <li>- For users under paragraph 5(b)(i) and (ii) of Section II</li> <li>- For Designated Portion</li> </ul>	<p>Please refer to the Buildings Department's Code of Practice (Dead Load and Imposed Load) 2011 (2021 Edition)</p> <p>30 kPa</p>		
<p>(d) Minimum clear headroom</p> <ul style="list-style-type: none"> <li>- For users under paragraph 5(b)(i) and (ii) of Section II</li> <li>- For Designated Portion</li> </ul>	<p>Please refer to the relevant Buildings Department's Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers for Design of Car Parks and Loading/Unloading Facilities</p> <p>4.7m</p>		
(e) Height restriction	Maximum building height of 10 storeys above ground. <sup>6</sup>		
(f) Others	Nil	<p>Formation and provision of an about 42m long and double lane-width on-street bus lay-by at Wang Lee Street</p> <p>Provision of about 40 public bicycle parking spaces on ground floor</p> <p>Provision of about 104 public vehicle parking spaces, with about 58 nos. for private cars, about 12 nos. for heavy goods vehicles, about 15 nos. for coaches and about 19 nos. for motorcycles.</p>	Nil

<sup>6</sup> The three sites are subject to building height restriction of 8 storeys and before tender invitation, the Government will seek Town Planning Board's approval to increase the building height to 10 storeys by way of a planning application. The planning application will also seek minor relaxation of the maximum GFA (see paragraph 5(f)).

	<b>Site A</b>	<b>Site B</b>	<b>Site C</b>
(g) GFA, which is subject to detailed survey of the site area and compliance with the Buildings Ordinance <sup>(Note)</sup>	Total GFA shall not be less than 30,000 m <sup>2</sup> and shall not exceed 50,000 m <sup>2</sup> .	Total GFA shall not be less than 36,000 m <sup>2</sup> and shall not exceed 60,000 m <sup>2</sup> .	Total GFA shall not be less than 30,000 m <sup>2</sup> and shall not exceed 50,000 m <sup>2</sup> .

<sup>Note</sup> The maximum GFA achievable for the Development of MSBs under the Buildings Ordinance may not be the same as the maximum GFA provided under the land sale conditions. No guarantee that the maximum GFA permissible under the Buildings Ordinance can be attained. The GFA of the Government Accommodation to be erected, constructed and provided under paragraph 1.6 of Section II shall be taken into account for the purpose of calculating total GFA.

6. The Developer interested in developing MSB on or across Site A should be aware of the presence of a Micro-electronic Centre (“MEC”) at Fuk Wang Street (the most proximal points of the MEC site and its Production Block are roughly 50 metres and 150 metres away from Site A respectively, see **Annex A-1** for an *indicative* plan for illustration purpose), a Government-led initiative managed and operated by the Hong Kong Science and Technology Park Corporation (“HKSTPC”), and that the operation being carried or to be carried out therein are highly sensitive to vibration within the vicinity. The Developer shall submit a vibration impact assessment (“VIA”) to reflect that the vibration arising from the piling works, transmissible to the nearest point at ground level of the MEC Production Block from Site A (~150 metres away), would not exceed **0.1 mm/sec** at any time. The VIA should be subject to the satisfaction of Innovation and Technology Commission (“ITC”) and HKSTPC and with no adverse comment from other relevant government departments.
7. In addition to the VIA, the Developer shall submit a piling plan specifying the piling method intended for the construction of the MSB thereon and proposing how the vibration impact arising from the construction of MSB will be monitored and action to be taken for different vibration levels, and coordinate with ITC and HKSTPC a schedule for conducting the piling works with a view to minimising the vibration impact arising from the construction works of MSB that may be caused to the MEC.

**(B) HSK/HT Sites**

8. Site D and Site E (which are shown for illustration and identification purposes only on the Site Plan at **Annex B**) are the first batch of logistics sites to be made available for disposal from the planned clustered logistics development within the HSK/HT New Development Area, capitalising on its locational advantage of being close to Shenzhen, Hong Kong International Airport and other parts of Hong Kong. The two sites are currently zoned “Other Specified Uses (Port Back-up, Storage and Workshop Uses)” on the Hung Shui Kiu and Ha Tsuen Outline Zoning Plan where logistics and related uses are always permitted. The sites will be connected to Kong Sham Western Highway and other strategic highways through a new road to be constructed by Government under the HSK/HT New Development Area.

**Site-specific conditions in broad terms**

9. Site-specific draft land sale conditions in broad terms are as follows:-

	<b>Site D</b>	<b>Site E</b>
(a) Site area	about 52,500 m <sup>2</sup>	About 25,500 m <sup>2</sup>
(b) User	Subject to paragraph 1.6 of Section II, the building/buildings within each site shall not be used other than logistics and freight forwarding <sup>7</sup> , consolidation and handling of container cargoes and break-bulk cargoes, loading, unloading and storage of containers; cargo screening ancillary to the uses permitted under (b) of footnote 7 of ‘logistics and freight forwarding’; other ancillary cargo handling facilities as may be approved in writing by the Director of Lands or any other competent authority. Offices ancillary to any of the uses permitted may be allowed, provided that, except with the prior written approval of the Director of Lands or any other competent authority, the total usable floor area <sup>8</sup> thereof shall not exceed 30% of the total usable floor area of the use to which the office is ancillary.	

<sup>7</sup> Including (a) 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 as defined in section 2 of the Dangerous Goods Ordinance) and ancillary storage of such goods and such other related or ancillary purposes as may from time to time be approved in writing by the Director of Lands or any other competent authority; and (b) 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 as defined in section 2 of the Dangerous Goods Ordinance) (hereinafter referred to as “the Return Management”) and ancillary storage of such goods and such other related or ancillary purposes as may from time to time be approved in writing by the Director of Lands or any other competent authority, and for the avoidance of doubt, the Return Management involving direct provision of customer services or goods shall not be allowed.

<sup>8</sup> The term “usable floor area” shall mean any floor space other than staircases, staircase halls, lift landings, the spaces used in providing water-closet fitments, urinals and lavatory basins and the space occupied by machinery for any lift, air-conditioning system or similar service.

	Site D	Site E
(c) Plot ratio	7	
(d) Minimum floor loading - For users under paragraph 9(b) of Section II - For Designated Portion	Please refer to the Buildings Department's Code of Practice (Dead Load and Imposed Load) 2011 (2021 Edition) 30 kPa	
(e) Minimum clear headroom - For user under paragraph 9(b) of Section II - For Designated Portion	Please refer to the relevant Buildings Department's Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers for Design of Car Parks and Loading/Unloading Facilities 4.7 m	
(f) Height restriction	110 mPD; Site formation level at approximately 24 mPD	
(g) GFA, which is subject to detailed survey of the site area and compliance with the Buildings Ordinance <sup>(Note)</sup>	Total GFA shall not be less than 220,500 m <sup>2</sup> and shall not exceed 367,500 m <sup>2</sup> .	Total GFA shall not be less than 107,100 m <sup>2</sup> and shall not exceed 178,500 m <sup>2</sup> .

<sup>Note</sup> The maximum GFA achievable for the Development of MSBs under the Buildings Ordinance may not be the same as the maximum GFA provided under the land lease. No guarantee that the maximum GFA permissible under the Buildings Ordinance can be attained. The GFA of the Government Accommodation to be erected, constructed and provided under paragraph 1.6 of Section II shall be taken into account for the purpose of calculating total GFA.

10. The terms above are only provisional and may be subject to change until the Government's tender invitation.

### **Section III. Submission**

1. Interested Party is invited to submit an EOI in the following manner:
  - (1) Interested Party must return two copies of duly completed prescribed REPLY FORM attached hereto (“Reply Form”) together with the required information and documents stated therein (as the EOI in sealed plain envelope(s) marked “**Confidential**” and labelled “**Expression of Interest for Development of MSBs**”) but should not bear any indication which may relate the name to the Interested Party and address to “Chief Estate Surveyor/Headquarters, Lands Department” and deposit the said sealed envelope(s) in the designated box of Room 2129-30, 21st Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong **by 12:00 noon on 31 August 2023 (Thursday)** (“Closing Date”).
  - (2) In case a black rainstorm warning or a tropical cyclone warning signal No. 8 or above or an announcement on “extreme conditions” caused by super typhoon is issued by the Hong Kong Observatory being in force at any time between the hours of 9:00 a.m. and 12:00 noon on the Closing Date, the specified closing time of the Invitation will be extended to 12:00 noon on the next working day on which no black rainstorm warning or typhoon signal No. 8 or above or announcement on “extreme conditions” caused by super typhoon is in force.
  - (3) In case of any actual or anticipated blockage of the public access to the location of the designated box at the LandsD’s office in certain areas of Hong Kong or closure of LandsD’s office or suspension of all public transport in Hong Kong for whatever reasons at any time between the hours of 9:00 am and 12:00 noon on the Closing Date, LandsD may extend the closing time of the Invitation and/or the Closing Date if it shall consider necessary (such extension shall be made at the sole discretion of LandsD) by making announcement of such extension at any time before or after the closing time of the Invitation on LandsD’s website. For the avoidance of doubt, the specified closing time of the Invitation and the Closing Date shall remain unchanged if no such announcement shall be made by LandsD.
2. Any EOI which is not in conformity with the requirements stipulated in this Invitation Brochure will/may not be considered. Late submissions and EOI not deposited in the designated box of LandsD in accordance with the aforesaid provisions will not be accepted.
3. LandsD will within two (2) working days after the Closing Date issue via email (to the email address indicated in the Reply Form submitted by the Interested Parties) an acknowledgment of receipt of EOI to the Interested Party which has submitted the EOI in accordance with the aforesaid provisions.
4. After the Closing Date, the Government may request in writing the Interested Party submitting an EOI to provide further information regarding the submission made, and the Interested Party shall reply in writing within 14 calendar days.
5. The Government reserves its right to proceed, or not to proceed further with this Invitation exercise and/or the tender exercise at the Government’s absolute discretion without giving any reasons for the decision. The Government shall not be liable to any party for any loss or damage, costs or expense as a result of such decisions.

6. For any matter relating to this Invitation Brochure, please contact Chief Estate Surveyor/Headquarters, Lands Department (Mr. KWOK Kin Man, Alex) at Tel. No. 2231 3802 or Fax No. 2116 0764. Any Interested Party is requested to note that LandsD will only answer questions of a general nature and will not provide legal or other advice in respect of the development parameters and specific land sale conditions relating to the Sites.
7. DEVB and LandsD will hold a briefing to help Interested Parties to better understand the proposed requirements for the Sites in this Invitation Brochure to facilitate their preparation of the EOI. Please refer to the websites of DEVB ([https://www.devb.gov.hk/en/issues\\_in\\_focus/index.html](https://www.devb.gov.hk/en/issues_in_focus/index.html)) and LandsD ([www.landsd.gov.hk](http://www.landsd.gov.hk)) for details.
8. It is hereby specifically declared by the Government that any statement, whether oral or written, made and any action taken by any Government officer in response to any enquiry made by an Interested Party shall be for guidance and reference purposes only.
9. In this Invitation Brochure, unless the context requires otherwise:  
  
“Developer” means the successful tenderer of the tender invitation by LandsD for the Development of MSBs.  
  
“working day” means a day other than Saturdays, Sundays and public holidays and on which banks are open for business in Hong Kong.
10. By submission of an EOI, each of the Interested Party gives his consent to the disclosure of name (including the name of the Interested Party and its parent company) provided in the EOI submission and accepts and acknowledges that the Government has the right to disclose such information. The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Interested Party or any other person whether arising out of, in connection with or incidental to the exercise of the Government’s right to disclose the name (including the name of the Interested Party and its parent company) in the EOI submission, or the use or dissemination of the name by members of the public or otherwise, and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance.
11. An Interested Party shall acknowledge that the Government reserves the right to cancel this Invitation exercise and/or the tender exercise at any time without prior notification and without giving any reasons at the Government’s absolute discretion.

**REPLY FORM (1/8)**

**(This REPLY FORM properly completed and duly signed must be submitted to the following addressee by 12:00 noon on 31 August 2023 (Thursday)).**

Chief Estate Surveyor/Headquarters  
Lands Department  
Room 2129-30, 21st Floor,  
North Point Government Offices,  
333 Java Road, North Point, Hong Kong

Date: \_\_\_\_\_ 2023

Dear Sir/Madam,

**Expression of Interest**

**Development of Multi-storey Buildings for Modern Industries**

We, \_\_\_\_\_, hereby express our interest in tendering for the Development of MSBs, if invited, under the terms and conditions as set out in the Invitation Brochure, at the following sites –

Sites near Yuen Long INNOPARK

Intended User

Site A

Vehicle servicing and maintenance and/or\* logistics

Site B

Vehicle servicing and maintenance and/or\* logistics

Site C

Vehicle servicing and maintenance and/or\* logistics

A combination of the sites above  
(sites to be combined: \_\_\_\_\_)

Vehicle servicing and maintenance and/or\* logistics

Sites at Hung Shui Kiu/Ha Tsuen

Site D

Logistics

Site E

Logistics

Sites D and E combined

Logistics

*[please put a “✓” in the above box(es) as appropriate]*

*\*please delete as appropriate*

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**REPLY FORM (2/8)**

(If the provided space is insufficient, please attach additional pages. Supplementary information may also be attached as annex(es) to this Reply Form.)

**Background of the Interested Party**

1. Core business (please include concise history and years of experience):

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2. Management structure, establishment and strength of company:

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**Submission of comments on the draft conditions as set out in the Invitation Brochure -**

**(A) Draft land sale conditions in broad terms**

1. Please comment on the non-alienation except as a whole arrangement [*paragraph 1.3 of Section II*], if any:

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2. Please comment on the duration of building covenant [*paragraph 1.4 of Section II*], in particular, is there any room to compress the building covenant to advance the delivery of MSBs and by how many months:

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3. Will the deferred possession arrangement affect your interest and/or price offer for the sites [*paragraph 1.5 of Section II*]:

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**REPLY FORM (3/8)**

**(B) Draft conditions on Government Accommodation [paragraphs 1.6 to 3 of Section II]**

1. To provide certainty in tender preparation, Government intends to set out in the tender document as detailed as possible the requirements about the Government Accommodation, including the requirements proposed in paragraphs 1.6 to 3 of Section II covering location (see question 3 below as well), floor loading and headroom height, direct accessibility by container vehicles, parking and loading/unloading facilities (see question 2 below as well), construction costs to be factored into price bids, management and maintenance arrangement, appointment of Independent Checker, etc. Please comment on these requirements, if any, and advise whether there is any other information about the Government Accommodation that should be set out in the tender document to facilitate tender preparation:

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2. How will you design the building/buildings to meet the requirement of the Designated Portion being directly accessible by container vehicles (e.g. through provision of ramp-up vehicular access to each floor or any other innovative design that can keep costs at reasonable level)? Where will the parking spaces including those used exclusively by the Designated Portion and loading/unloading facilities to be shared with the Designated Portion be located:

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3. The Government intends to take up the less profitable floors as Designated Portion. With this, do you have any views on (i) Government taking up the topmost floors; and (ii) whether the Designated Portion should be on consecutive or non-consecutive floors:

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4. The Designated Portion is intended to accommodate displaced brownfield operators, which should constitute no less than 30% of the maximum GFA. Is there any room to increase the Designated Portion beyond 30% without affecting your market interest and/or price offer for the sites:

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## REPLY FORM (4/8)

### (C) Draft conditions specific to the sites near Yuen Long INNOPARK

1. Please comment on the site area for the sites, if any [*paragraph 5(a) of Section II(A)*]. Specifically, please advise whether you prefer having two or more sites merged to allow larger-scale development. If yes, please indicate the combination of your preferred site configuration (e.g. Site A + Site B):

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2. If you have indicated in the reply form (1/8) the intended user for the building/buildings within your interested site/sites [*paragraph 5(b) of Section II(A)*], please elaborate your underlying considerations as to why single user or mixed users as the case may be is preferred:

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3. Please comment on the minimum floor loading and clear headroom requirements [*paragraph 5(c) and (d) of Section II(A)*], if any. The 30kPA and 4.7m for the Designated Portion are proposed to cater for general brownfield uses:

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4. At present, a public carpark is being operated on-site by short-term tenancy let out by Government. Transport Department has requested the public parking space to be reprovisioned on a permanent basis at Site B; and the Developer is also required to provide an on-street bus lay-by at Wang Lee Street. Please comment on these requirements, if any [*paragraph 5(f) of Section II(A)*]:

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5. Please comment on the vibration impact assessment requirements for Site A [*paragraphs 6 and 7 of Section II(A)*], if any:

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6. Please advise what key businesses you intend to use the building/buildings for. If vehicle servicing and maintenance is intended, what types of vehicles (private or commercial vehicles or both) will be served and whether there will be other ancillary facilities such as showrooms. If logistics are intended, what types of businesses (e.g. warehousing, inventory management, third-party logistics, temperature-controlled storage facilities) will be involved:

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7. What flexibility would you like to have under the land lease or other regulatory regime(s) to facilitate the development of modern logistics and/or vehicle servicing and maintenance building/buildings on the site/sites that can best meet your operational needs:

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## REPLY FORM (5/8)

### (D) Draft conditions specific to the HSK/HT sites

1. Please comment on the site area for the two sites, particularly whether Site D is of the right size to meet modern-day logistics development [*paragraph 9(a) of Section II(B)*]:

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2. Apart from the intended user of logistics, do you think other user(s) should be allowed that can put the sites into optimal uses to promote logistics development [*paragraph 9(b) of Section II(B)*]:

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3. Please comment on the minimum floor loading and clear headroom requirements [*paragraphs 9(d) and (e) of Section II(B)*], if any. The 30kPA and 4.7m for the Designated Portion are proposed to cater for general brownfield uses:

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4. Please advise what logistics businesses (e.g. warehousing, inventory management, third-party logistics, temperature-controlled storage facilities) you intend to use the building/buildings for:

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5. What flexibility would you like to have under the land lease or regulatory regime(s) to facilitate the development of modern logistics building/buildings on the site/sites that can best meet your operational needs:

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### (E) Financial consideration and tendering schedule

1. As one of the key objectives of the exercise is to accommodate displaced brownfield operators, the Government does not intend to vary the Government Accommodation to less than 30% of the maximum GFA in order to provide as much receiving space as possible. Subject to this parameter remaining unchanged, please advise which of the other proposed requirements would more likely affect your interest or price offer for the sites and in what way:

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2. The Government intends to invite tenders for the five sites from Q4 2023 onward. Do you have any views:

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**REPLY FORM (7/8)**

We understand that the Government is under no obligation to invite any company or consortium which has submitted an Expression of Interest to submit a tender and Interested Parties who do not submit an EOI will not be barred from taking part, or prejudiced against, in the subsequent competitive bidding in Government land sale tenders for the Development of MSBs. We acknowledge and give our consent to the Government for the disclosure of our name (including the name of the Interested Party and its parent company) to any other interested tenderers in the invitation to tender of the Development and to publish our name (including the name of the Interested Party and its parent company) to public via any means. We also acknowledge that the Government reserves the right to cancel this Invitation exercise and/or the tender exercise and/or to change the content of this Invitation at any time without prior notification and without giving any reasons at the Government's absolute discretion. In submitting this REPLY FORM, we acknowledge and agree with all the terms contained in the Invitation, particularly the Disclaimer made by the Government therein.

**REPLY FORM (8/8)**

We acknowledge and agree that we shall comply with all the conditions (specified in the Invitation Brochure) for the submission of the EOI. The information of our company/ consortium is set out below:-

	INTERESTED PARTY (PROPOSED TENDERER)*	CONSORTIUM*	
		LEAD MEMBER	OTHER MEMBERS OF CONSORTIUM /Parent Company
NAME :			
ADDRESS :			
TELEPHONE/ FAX :	/	/	/
EMAIL ADDRESS :			
AUTHORIZED SIGNATURE :	Yours faithfully,	Yours faithfully,	Yours faithfully,
(for and on behalf of the Interested Party/ each member of Consortium /Parent Company)			
Name of Authorized Signatory :			
Capacity of Authorized Signatory :			

\* For submission other than by a consortium, the Interested Party (i.e. the Proposed Tenderer) shall complete and sign the “Interested Party (Proposed Tenderer)” column only.

In case of a consortium submission and the Consortium / parent company Developer Company has been formed at the time of submitting the EOI, the Consortium Developer Company shall complete and sign the “Interested Party (Proposed Tenderer)” column and all the members of the Consortium shall complete and sign the respective sub-columns under the heading of “Consortium”.

In case of a consortium submission and the Consortium Developer Company has **not** been formed at the time of submitting the EOI, all the Consortium parent companies shall complete and sign the respective sub-columns under the heading of “Consortium” only.

### **Disclaimer**

**Whilst the information contained in this Invitation Brochure has been prepared in good faith, it does not claim to be comprehensive or to have been independently verified. Neither the Government nor any of its employees, agents or advisors accepts any liability or responsibility as to, or in relation to, the adequacy, accuracy or completeness of the information contained in this Invitation Brochure or any other written or oral information which is, has been or will be provided or made available to any company or consortium; nor do they make any representation, statement or warranty, expressed or implied, with respect to such information or to the information on which this Invitation Brochure is based. Any liability in respect of any such information or inaccuracy in this Invitation Brochure or omission from this Invitation Brochure is expressly disclaimed. Plan enclosed with this Invitation Brochure is for the purpose of illustration and identification only and is subject to change.**

**This Invitation Brochure is not intended to provide the basis of any investment decision and should not be considered as a recommendation by the Government or any of its employees, agents or advisors to any company or consortium to submit an EOI. The Interested Party should make its own independent assessment of the information contained in this Invitation Brochure and must satisfy itself of the development and business potential of the Development of MSBs and the accuracy, completeness or meaning of any information and/or statement contained in this Invitation Brochure. No representation or warranty is given as to the achievement or reasonableness of any future projections, estimates, prospects or returns contained in this Invitation Brochure.**

**Neither this Invitation Brochure nor any submission received by the Government in response to this Invitation should be taken to constitute or form part of any invitation to tender or tender or contract or binding agreement or understanding by or with the Government. The Government reserves its right to amend, add to or delete any information contained in this Invitation Brochure at any time without prior notification and without giving any reasons.**

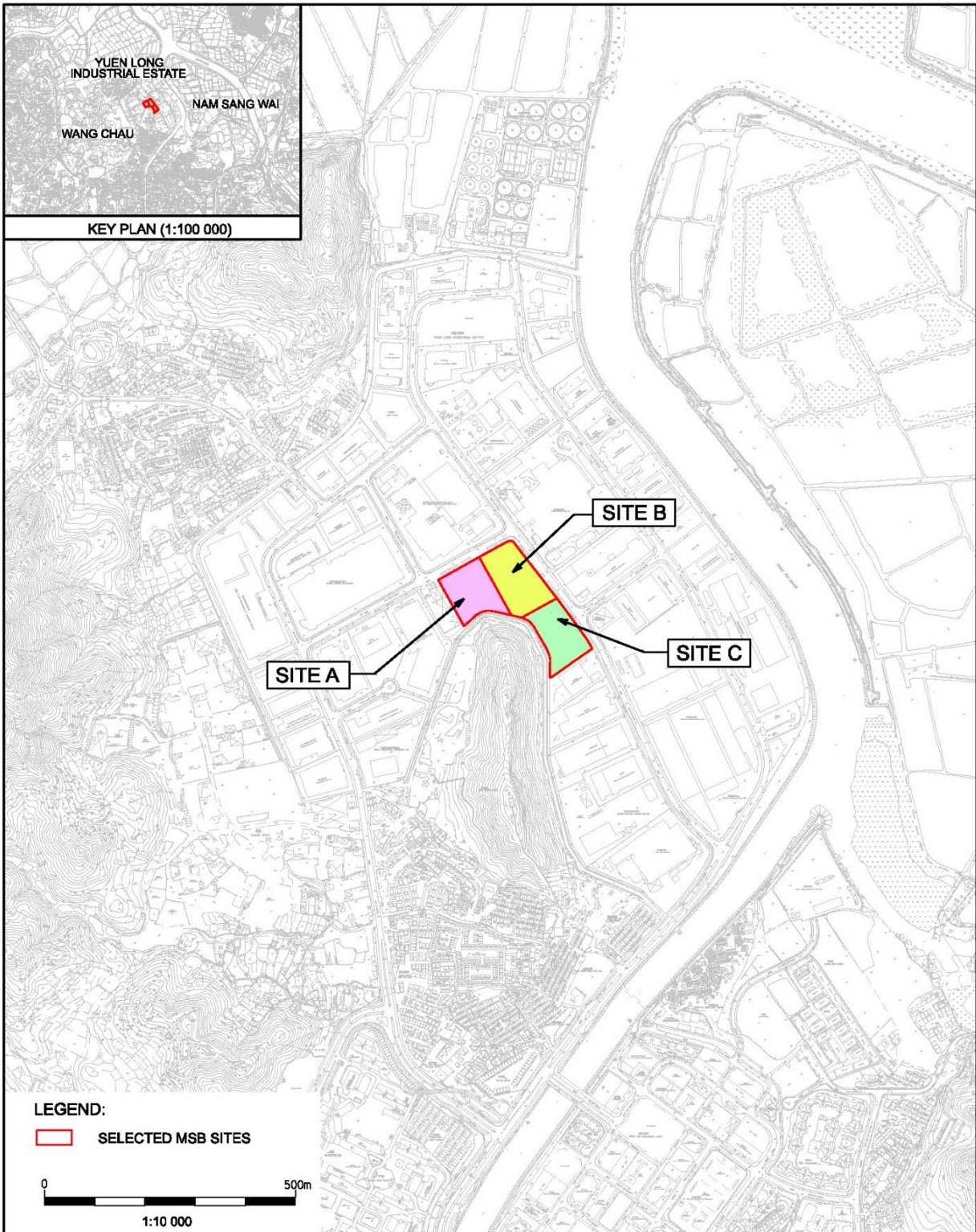
**Any Interested Party shall solely be responsible for the fees, costs and expenses incurred in preparing and submitting its EOI, or subsequent responses or initiatives on its part, if any. The Government shall under no circumstances be liable to any Interested Party, firm, consortium or prospective company or consortium for such fees, costs, expenses, loss or damage whatsoever arising out of or in connection with the preparation and submission of its EOI or any subsequent involvement in the tender process, irrespective of whether the Government actually proceeds with the tender or not.**

**The Government may, and reserves the right to (or not to), incorporate in the tender documents for the Development any information received from the Interested Party. All information submitted by the Interested Party will not be returned.**

**This Invitation does not create any legal obligation on the Government. The Government is not obliged to proceed with this Expression of Interest exercise and/or the tender exercise for the Development and/or any award of the tender at any time without prior notification and without giving any reasons.**

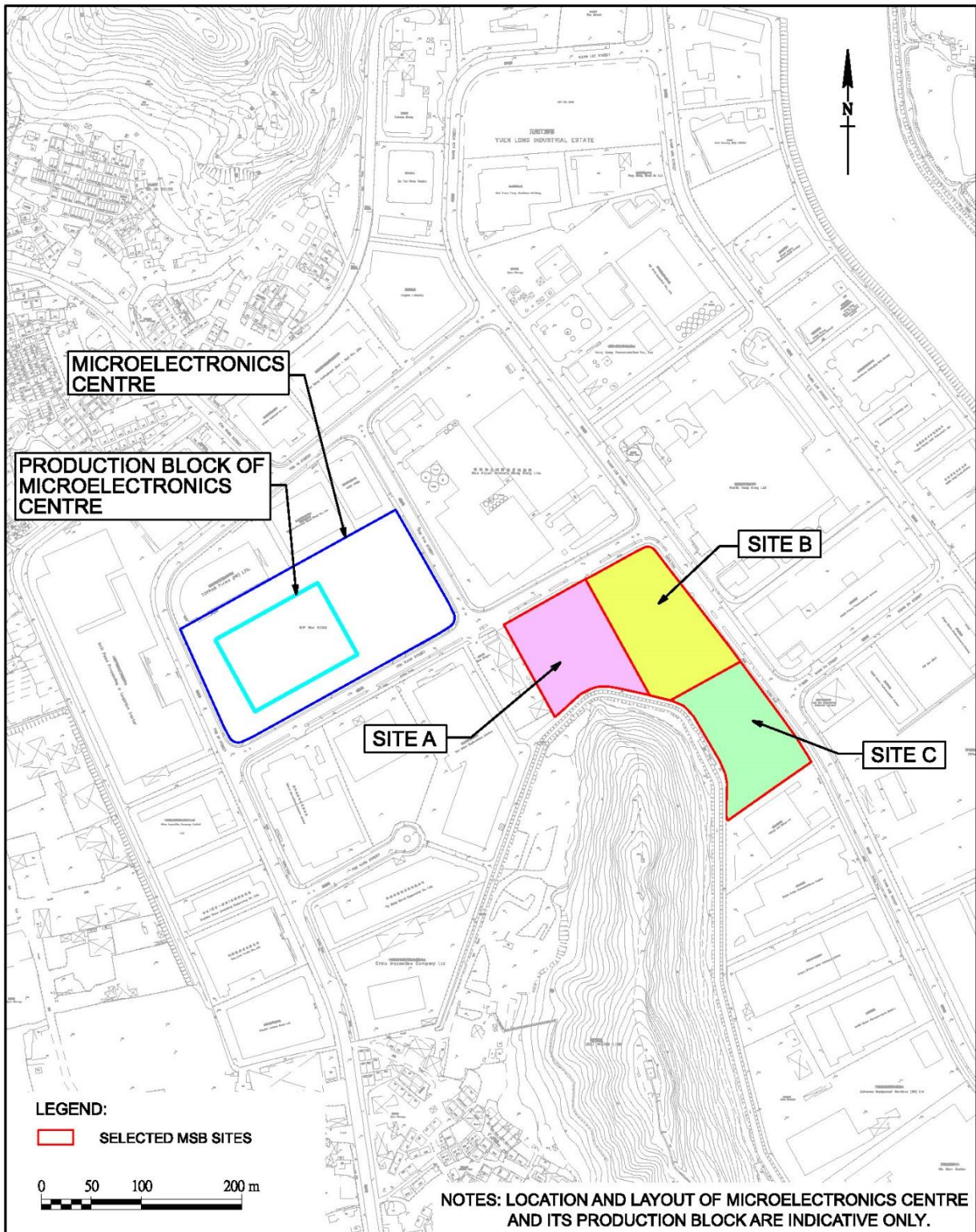
**Nothing in this Invitation Brochure or any activities in connection therewith shall result in any legal obligation or liability on the part of the Government.**



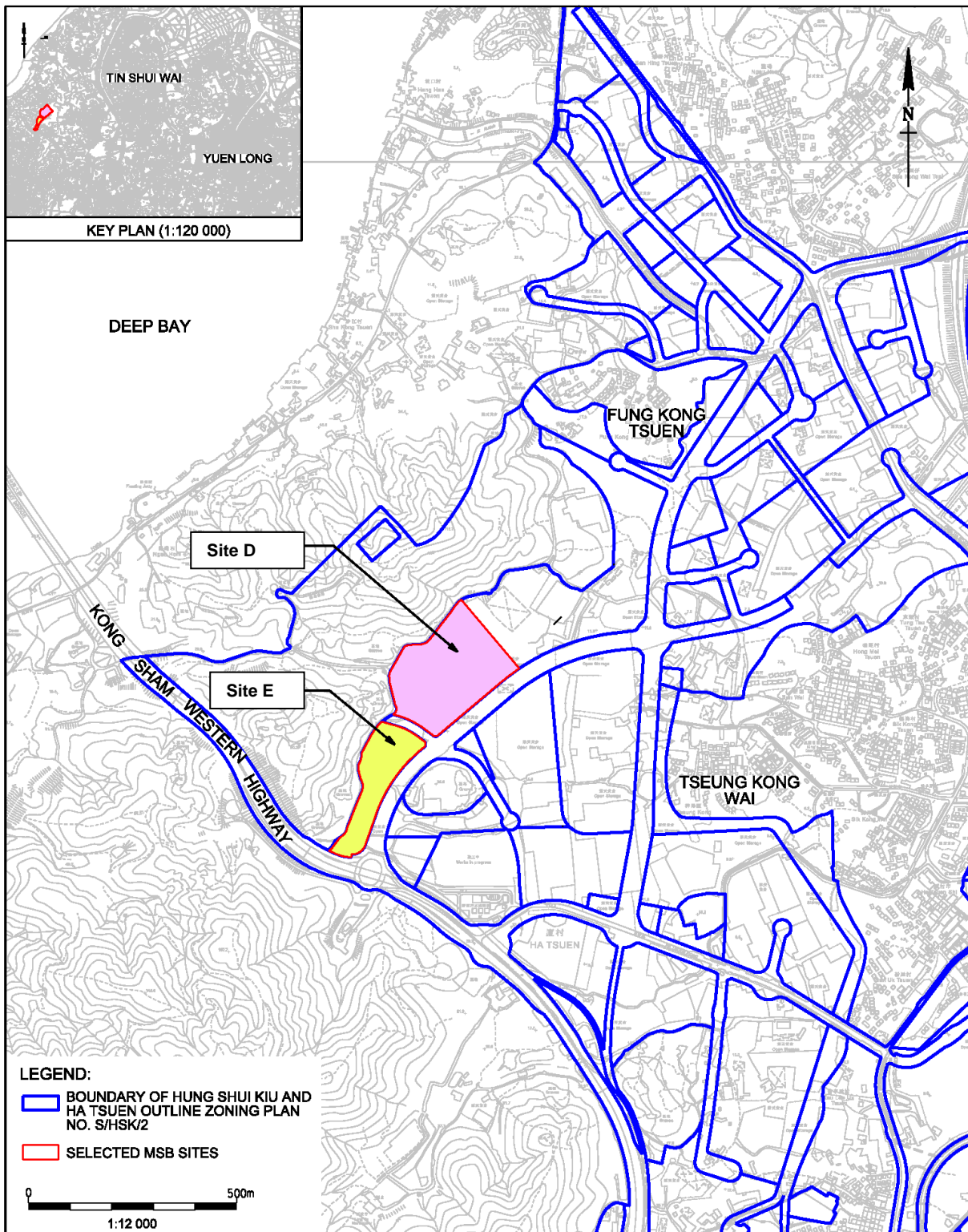


**PROPOSED MULTI-STOREY BUILDINGS IN VICINITY OF YUEN LONG INNOPARK  
FOR MODERN INDUSTRIES  
- LAYOUT PLAN**





**PROPOSED MULTI-STOREY BUILDINGS IN VICINITY OF YUEN LONG INNOPARK FOR MODERN INDUSTRIES - LAYOUT PLAN (WITH LAYOUT OF MICROELECTRONICS CENTRE)**



**PROPOSED MULTI-STOREY BUILDINGS IN HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA FOR MODERN INDUSTRIES - LAYOUT PLAN**