

Development of  
Advanced Construction Industry Building  
in Tsing Yi

Invitation for Expression of Interest  
May 2025

**Invitation for Expression of Interest**

**for**

**Development of Advanced Construction Industry Building**

**in**

**Tsing Yi**

**Development Bureau**

**May 2025**

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## 1 Introduction

- 1.1 The Government has been continuously investing in capital works to improve people's quality of life, promote Hong Kong's economic development and enhance its long-term competitiveness. In the coming years, Hong Kong will experience a significant volume of upcoming mega-projects such as the Northern Metropolis, public housing, hospital development plan, transport infrastructure, etc. Meanwhile, the construction industry encounters many challenges, including high construction cost, ageing workforce, manpower shortage, declining productivity and site safety performance.
- 1.2 To cope with the challenges, the Development Bureau ("DEVB") has been promoting high productivity construction such as Modular Integration Construction ("MiC"), Multi-trade integrated Mechanical, Electrical and Plumbing ("MiMEP"), steel rebar prefabrication, etc. to enhance the productivity and cost effectiveness of the construction industry. These approaches adopt the concept of "factory assembly followed by on-site installation" which improves the project quality and construction efficiency, shortens construction time, reduces construction waste, lowers demand for onsite labour, improves site safety and better protects the neighbourhood.
- 1.3 As announced in the 2023-24 Budget, the Government had earmarked \$30 million for conducting a study on the construction of the first advanced construction industry building at a site of about three hectares in Tsing Yi, carrying out planning and preliminary design work as well as advising on its mode of operation. The conceptual idea is to provide space for operators to set up steel rebar prefabrication yards, MiMEP processing sites, and other advanced manufacturing yards in the multi-storey building. The study has been substantially completed.
- 1.4 Currently, the Government of the Hong Kong Special Administrative Region ("Government") is exploring better use of land for construction industry at a site in Tsing Keung Street, Area 17, Tsing Yi, New Territories ("Site") with an area of approx. 3 hectares for the development of Advanced Construction Industry Building ("ACIB"). ACIB will be a dedicated facility that supports the advancement of the construction industry, which is envisioned to be a multi-storey and purpose-built production facility with steel rebar prefabrication yards, MiMEP processing sites, and other advanced manufacturing facilities related to construction industry.

- 1.5 Specifically, the Government proposes to adopt a Public-Private Partnership (“PPP”) approach to make use of market funding for the development of ACIB.
- 1.6 The Government wishes to engage the Contracted Party<sup>1</sup> through open tender with the timeline set out in Section 2. As such, the Government would like to launch an Expression of Interest (“EOI”) exercise and to obtain views before finalising the tender documents.
- 1.7 This document (“Invitation Brochure”) invites EOI in tendering for the Site for development of ACIB and obtains market feedback on how different aspects of the ACIB development should be defined to encourage private sector participation and foster competition. For this purpose, particulars of proposed development parameters and tender conditions in broad terms are provided in this Invitation Brochure. It should however be noted that the particulars stated in this Invitation Brochure are on a non-committal basis, and are subject to changes by the Government without prior notification. For the avoidance of doubt, any received EOI will only be a reference and may or may not be considered or taken into account in the finalised development parameters and procurement conditions.
- 1.8 Any party interested in putting forth an EOI submission (“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.
- 1.9 The submission of any EOI by an Interested Party shall be taken to be an acceptance of the terms of this Invitation Brochure.
- 1.10 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 officers, agents or advisors to any Interested Party to submit any EOI.

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<sup>1</sup> “Contracted Party” means the successful tenderer of the Development of Advanced Construction Industry Building in Tsing Yi in the invitation to tender exercise to be conducted by the Government.

- 1.11 This invitation exercise is not the beginning or part of the competitive bidding process. Neither this Invitation Brochure nor any submission received by the Government in response to this invitation exercise constitutes an offer or the basis of any contract which may be concluded.
- 1.12 This invitation exercise is not a prequalification exercise to shortlist or prequalify any Interested Party for the tender. Interested Parties who do not submit an EOI will not be barred from taking part, or prejudiced against, in the subsequent competitive bidding for the development of ACIB.
- 1.13 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.
- 1.14 Interested Parties should not construe the contents of this Invitation Brochure, 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 ACIB.
- 1.15 The Government may amend or cancel this invitation exercise at any time and reserves the right to vary the tender programme or cancel the tender exercise outright for the Site. Interested Parties will be notified of any such amendment or cancellation. All costs and expenses incurred by an Interested Party with respect to the EOI process shall be their sole responsibility. The Government shall not be liable to any cost, expense, an/or damages suffered or incurred by an Interested Party or any other person in connection with or arising out of the preparation, submission, presentation, clarification or negotiation of any Interested Party’s EOI or otherwise in connection with the EOI process, including in the event that the Government decides to:
- (a) cancel the EOI process; or
  - (b) not proceed with the Development of ACIB at any time.

- 1.16 The Government may seek written clarifications from or request meetings with Interested Parties on the content of their EOI submissions. The Government may finalise the development requirements and tender conditions in the tender documents and other agreement (where appropriate) of the Site after the close of the invitation exercise.

## 2 Timeline for Development of ACIB

2.1 The timeline for development of ACIB involves two key stages:

(a) The EOI Stage (the current Stage)

Event	Date
<b>EOI Stage</b>	
Release of Invitation Brochure	15 May 2025
EOI Briefing	28 May 2025
Deadline for submission of EOI Submission Documents	19 June 2025

(b) The Tender Stage

Event	Date
<b>Tender Stage (Tentative)</b>	
Invitation to Tender	Second half of 2025
Pre-tender Meeting	Second half of 2025
Deadline for submission of Tender Submission Documents	End 2025
<b>Tender Evaluation and Contract Award (Tentative)</b>	
Contract Award	First half of 2026

2.2 Interested Parties who do not submit an EOI will not be barred from taking part, or prejudiced against, in the tendering process for the development of ACIB.

### 3 Project Details

The terms set out in this section are only provisional and may be subject to changes until they are finalised in the Government's tender documents or related documents.

#### 3.1 Site information

- 3.1.1 The Site (which is shown for illustration and identification purposes only on the Site Plan in Annex A) is about 3 hectares and is located in Tsing Keung Street, Area 17, Tsing Yi, New Territories. The Site is currently zoned as "Industrial" on the Tsing Yi Outline Zoning Plan ("OZP") No. S/TY/32. The uses of the Site for both steel rebar prefabrication yards and MiMEP processing yards are always permitted. No planning application is required for such uses.
- 3.1.2 The Site is currently a steel rebar prefabrication yard under a short-term tenancy ("STT"). The STT will be terminated for the development of ACIB. In order to optimise the prefabricated rebar supply to the market, the Site might not be handed over to the Contracted Party on the day when the Contract comes into existence. The tentative handover date of the Site will be in Q2 2026.
- 3.1.3 Site investigation shall be allowed to be carried out within the Site before handover of the Site upon agreement from the Government.

#### 3.2 Preliminary basic terms

- 3.2.1 By adopting a PPP approach for the development of ACIB, it is envisaged that a Build-Operate-Transfer ("BOT") model shall be adopted, under which the Contracted Party is requested to design, finance, construct, operate and maintain ACIB throughout the 30-year contract period. The following are the key preliminary basic terms applicable to the Site:-



	Preliminary basic terms and development parameters
<b>(a) Maximum plot ratio<sup>2</sup></b>	9.5
<b>(b) Height Restriction</b>	No restriction
<b>(c) Site Coverage</b>	Complying with Buildings Ordinance
<b>(d) Usage</b>	<p>The Site and the building/buildings within the Site shall be used for the following:-</p> <ul style="list-style-type: none"> <li>• Steel rebar prefabrication yards; and</li> <li>• MiMEP processing yards.</li> </ul> <p>The Site and the building/buildings within the Site might also be used for the following:-</p> <ul style="list-style-type: none"> <li>• Other advanced manufacturing facilities related to construction industry, including but not limited to MiC related facilities, smart robotics related assembly facilities, advanced material manufacturing facilities, construction related R&amp;D facilities, etc.</li> </ul>
<b>(e) Minimum GFA<sup>3</sup></b>	<ul style="list-style-type: none"> <li>• 20,000 m<sup>2</sup> for steel rebar prefabrication yards</li> <li>• 5,000 m<sup>2</sup> for MiMEP processing yards</li> <li>• No minimum requirement for other advanced manufacturing facilities related to construction industry</li> </ul>

<sup>2</sup> The maximum plot ratio as stated in the OZP. Please note that this is to be considered with other development parameters, including but not limited to Hazard Assessment outcomes and the associated maximum population (additional information in paragraph 3.2.11), and the requirements as stipulated in Buildings Ordinance.

<sup>3</sup> Gross Floor Area (GFA) is the area contained within the outer surface of external walls of a building measured at each floor level. Due to the operational need for advanced manufacturing, no GFA multiplier shall apply to space with high headroom when determining the total GFA of the development.

	Preliminary basic terms and development parameters
<b>(f) Designated Lease Area</b>	<p>The Contracted Party is required to reserve at least 5,000 m<sup>2</sup> GFA (out of the minimum 25,000 m<sup>2</sup> specified in (e)) that are designated for steel rebar prefabrication yards and/or MiMEP processing yards for leasing to other operator(s) during the Operation Phase.</p> <p><i>Note: The Contracted Party shall also provide the following to the operators of the Designated Lease Area:</i></p> <ul style="list-style-type: none"> <li>(a) <i>Direct vehicular access for container vehicles to Designated Lease Area;</i></li> <li>(b) <i>An open-air area not less than 1,000 m<sup>2</sup> at the ground level of the Site for storage and loading/unloading of construction materials with proper vehicular access; and</i></li> <li>(c) <i>The leasing of the Designated Lease Area shall be conducted on a fair and open basis. If the Contracted Party is unable to lease out the area at market rental rates, the Contracted Party shall have the option to reserve it for self-use, provided that they can demonstrate having taken all due diligence in attempting to lease out the area with the agreement from the Government. Detailed leasing arrangement and terms will be set out in the tender documents.</i></li> </ul>
<b>(g) Minimum floor loading</b>	<ul style="list-style-type: none"> <li>• Steel rebar prefabrication yards: 20 kPa</li> <li>• MiMEP processing yards: 15 kPa</li> </ul>
<b>(h) Minimum headroom</b>	<ul style="list-style-type: none"> <li>• Steel rebar prefabrication yards: 10 m</li> <li>• MiMEP processing yards: 8.5 m</li> </ul>
<b>(i) Land grant</b>	<p>Conferring to the Contracted Party the rights of use under Government Land Allocation to Development Bureau.</p>

	Preliminary basic terms and development parameters
<b>(j) Fixed Lump Sum Payment</b>	<p>The Contracted Party will be required to pay a fixed lump sum payment to the Government upon contract award. More details will be set out in the tender documents.</p> <p><i>Note: The amount of fixed lump sum payment shall be priced and proposed by the Interested Party during the Tender Stage.</i></p>
<b>(k) Operating requirements</b>	<p>The Contracted Party will be responsible for managing the operation of ACIB according to specified operating requirements ("Operating Requirements"). These requirements aim to ensure proper maintenance and lifecycle activities to maintain high-quality facilities and equipment. The Contracted Party must keep all elements of ACIB in good, clean, and working condition. Additionally, the Contracted Party will fund and undertake lifecycle replacements to ensure that all elements continue to meet the Operating Requirements. More details will be set out in the tender documents.</p>
<b>(l) Ownership and handover requirements</b>	<p>The Contracted Party will be required to return the facilities, assets, and operations of the Site to the Government on the expiry of the contract period. The handover obligations including the required handover conditions of the ACIB will be set out in the tender documents.</p>
<b>(m) Commissioning</b>	<p>Upon the contract award in the first half of 2026, the ACIB shall be commissioned by 2028.</p>

3.2.2 The Site shall only be used for advanced manufacturing purposes. The change of land use other than advanced manufacturing is not permitted. If the Contracted Party proposes use of the site other than the usage listed in Column 1 of the Schedule of Uses under the approved OZP at **Annex B**, the Contracted Party shall

be responsible for seeking the planning permission and any other necessary statutory approvals from the appropriate authorities at its own cost.

- 3.2.3 The Contracted Party shall design, construct and maintain the ACIB to suit the operation requirements for steel rebar prefabrication yards, MiMEP processing yards and any proposed advanced manufacturing facilities related to the construction industry.
- 3.2.4 Prefabricated steel rebar products produced by the steel rebar prefabrication yards shall be able to supply for use in Government projects. The Contracted Party shall obtain the approval from the Civil Engineering and Development Department (CEDD) for admission of the Prefabrication Yard to the “List of Approved Steel Reinforcement Bar Prefabrication Yard” as referred to in relevant DEVB Technical Circular (Works).

#### *Statutory Compliances*

- 3.2.5 Notwithstanding the Site is an unleased government land which the development within the Site will be exempted from Buildings Ordinance (Cap. 123), the Contracted Party shall ensure the ACIB is designed to the satisfaction of the Government.
- 3.2.6 The Government may appoint a party to carry out independent checks on the design and construction of the ACIB and the ancillary facilities to ensure they meet the Government’s requirements. Further details will be set out in the tender documents.
- 3.2.7 Notwithstanding the requirements as stipulated in Section 3.2.5, the Contracted Party shall comply with the statutory regulations, requirements, and planning parameters in the design, construction and operation of the proposed development.

#### *Procurement Approach*

- 3.2.8 The Government is considering adopting a two-envelope (assessments of technical and price aspects conducted separately) open tender approach for the project. The conforming tender with the highest overall score will be

recommended for acceptance. The weighting of technical score and price score is proposed to be 70/30, with a primary focus on the technical merits that the Interested Parties can offer to support the advancement of the construction industry in a sustainable manner. The criteria considered in the technical assessment primarily include the amount of GFA provided, the application of advanced technologies and innovative approaches, benefits to the industry, and the sustainability of the design and operational plan, among other factors. For example, a larger GFA provided will contribute to a higher technical score. More details will be set out in the tender documents.

### *Supplementary Site Information*

- 3.2.9 The Government has conducted basic technical assessments for the Site on a notional development scheme, which does not necessarily constitute a conforming design, covering land traffic, marine traffic, hazard due to Potential Hazardous Installation (“PHI”), etc.
- 3.2.10 The technical assessments have confirmed the technical feasibility of the notional development scheme. The Contracted Party shall be responsible for reviewing and carrying out additional technical assessments when developing the ACIB and any ancillary facilities on the Site that may differ from the notional development scheme.
- 3.2.11 The following preliminary assessments will be available before issue of tender:
- (a) **Land Traffic Impact Assessment:** Traffic impact due to the development of ACIB has been assessed. The development will not cause adverse traffic impact on the nearby road junctions and transport facilities. It is assessed that movement of two long vehicles in opposite direction at the T junction of Tsing Keung Street may require minor local road improvement to ensure the road safety. The Contracted Party shall review the situation and agree with Transport Department on the necessary measures when considering any traffic management measures thereat to suit its operation requirements.
  - (b) **Hazard Assessment:** The ExxonMobil Tsing Yi West Terminal is adjacent to the Site, which is a PHI. According to a Hazard Assessment endorsed by the Coordinating Committee on Land-use Planning and Control Relating to Potentially Hazardous Installations (“CCPHI”) in 2024, the maximum

population (i.e. no. of persons staying within the Site) that could be allowed within the Site is 800 (with the assumption that within 10% of this population will stay outdoor on average) in order to maintain the individual risks and societal risks within acceptable levels.

- (c) **Marine Traffic Impact Assessment:** Marine traffic impact due to the development of ACIB has been assessed. It is concluded that the development will not cause adverse marine traffic impacts. However, any modifications to the existing seawall fronting the Site and the operation of the marine vessels thereat by the Contracted Party shall comply with all statutory requirements, including but not limited to Shipping and Port Control Regulations Cap. 313A and Merchant Shipping (Local Vessels) (General) Regulation Cap. 548F, subject to approval of CEDD and Marine Department.
- (d) **Sewerage & Drainage Impact Assessment:** Sewerage and drainage impact due to the development of ACIB has been assessed. It is concluded that a sewer connection cannot be given. The Contracted Party shall be responsible for providing any treatment and disposal facilities for the discharge of sewage and waste water from the Site to the satisfaction of Environmental Protection Department (“EPD”). A connection to an existing storm-water drain can be given. The Contracted Party shall carry out the connection works to the satisfaction of the Drainage Services Department (“DSD”) and shall pay for the connection cost, if any. There is an existing Drainage Reserve Area with the Site. The Contracted Party shall provide access to DSD for routine inspection and maintenance works throughout the contract period.

3.2.12 Preliminary assessments of item 3.2.11(a), 3.2.11(b), and 3.2.11(c) are available as reference materials for inspection in the Data Room set up in South Island Place, Wong Chuk Hang during the EOI stage. All materials in the Data Room are for reference only and are subject to changes without notice. Please contact our consultant via email (acib@kpmg.com) between 16 May 2025 and 18 June 2025 for an appointment to inspect the materials in the Data Room during normal office hours. Interested Parties shall comply with the relevant Data Room rules in accessing the Data Room.

3.2.13 The reference materials in the Data Room may not be comprehensive and there is no guarantee of the accuracy of the information contained therein. The design

documentation (including but not limited to schematics, layout drawings and specifications) contained therein does not necessarily constitute a conforming design and does not form part of the EOI Invitation Brochure. Interested Parties are responsible for undertaking verification at their own cost as may be required for the EOI submission and/or tender submission for the Development of ACIB.

- 3.2.14 The materials in the Data Room are the property of the Government and should not be used for any purpose other than in the preparation of EOI submission and/or tender submission.
- 3.2.15 Ground investigation records of the Site are also available for public inspection at the Geotechnical Information Unit Library of CEDD.

## 4 Submission

4.1 Interested Party is invited to submit an EOI in the following manner:

- (a) Interested Party must return two copies of duly completed attached 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 Advanced Construction Industry Building in Tsing Yi**”) but should not bear any indication relating to the name or identity of the Interested Party. **Interested Party must deposit the said sealed envelope(s) in Development Bureau (Works Branch)’s Drop-in Box at 2/F Entrance, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong by 12:00 noon on 19 June 2025 (Thursday) (“Closing Date”).**
- (b) 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.
- (c) In case of any actual or anticipated blockage of the public access to the location of the Development Bureau (Works Branch)’s Drop-in Box in certain areas of Hong Kong or closure of DEVB’s office or suspension of all public transport in Hong Kong for whatever reasons at any time between the hours of 9:00am and 12:00 noon on the Closing Date, DEVB 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 DEVB) by making announcement of such extension at any time before or after the closing time of the Invitation on DEVB’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 DEVB.

4.2 Any EOI which is not in conformity with the requirements stipulated in this Invitation Brochure may not be considered. Late submissions and EOI not



deposited in the designated box of DEVB in accordance with the aforesaid provisions will not be accepted.

- 4.3 DEVB will within seven (7) 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.
- 4.4 After the Closing Date, the Government may request in writing the Interested Party who has submitted an EOI to provide further information regarding the submission made, and the Interested Party shall reply in writing within fourteen (14) calendar days.
- 4.5 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 arising out of such Government's decisions.
- 4.6 For any matter relating to this Invitation Brochure, please contact Project Strategy and Governance Office, Development Bureau at Tel. 3509 8672 or Fax No. 2537 1961. It should be noted that DEVB will only answer questions of a general nature and will not provide legal or any other advice in respect of the development parameters relating to the Site.
- 4.7 DEVB will hold a briefing to help Interested Parties better understand the proposed requirements for the Site and facilitate their preparation of the EOI submission. If any Interested Parties would like to attend the briefing session, please complete the enrolment form in **Annex C** and return it to DEVB by email (eoi-acib@devb.gov.hk) by 12:00 noon on 26 May 2025 (Monday).
- 4.8 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 any Interested Party shall be for guidance and reference purposes only. The Government does not bind itself to any statement made in relation to the Development of ACIB.

- 4.9 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 shareholders (for consortium 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 shareholders (for consortium 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.
- 4.10 Interested Parties hereby 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.

## 5 Reply form

### Reply form (1/9)

**(This REPLY FORM properly completed and duly signed must be submitted to the following address by 12:00 noon on 19 June 2025)**

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

Head of Project Strategy and Governance Office

Development Bureau

Development Bureau (Works Branch)'s Drop-in Box,

2/F Entrance, East Wing,

Central Government Offices,

2 Tim Mei Avenue,

Tamar, Hong Kong

Dear Sir/Madam,

### Expression of Interest

#### Development of Advanced Construction Industry Building in Tsing Yi

We, \_\_\_\_\_, hereby express our interest in tendering for the Development of Advanced Construction Industry Building in Tsing Yi, if invited, under the terms and conditions as set out in the Invitation Brochure.

**Reply form (2/9)**

(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 years of experience of operating and/or managing advanced manufacturing yards that are related to the construction industry, if applicable):

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2. Management structure, establishment and strength of the company:

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**Reply form (3/9)**

**Submission of comments on the details of the Development of ACIB as set out in the Invitation Brochure –**

**(A) Comments on preliminary site information and development parameters**

1. Please provide suggestions on ways to optimise the land use efficiency/ plot ratio of the Site, if any:

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2. Please provide suggestions on ways to optimise the operational efficiency of ACIB, if any:

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3. Please provide comments on the minimum GFA of the steel rebar prefabrication yards (GFA: 20,000 m<sup>2</sup>), if any:

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4. Please provide comments on the minimum GFA of the MiMEP processing yards (GFA: 5,000 m<sup>2</sup>), if any:

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5. Please provide comments on the minimum floor loading and clear headroom requirements for steel rebar prefabrication yards and MiMEP processing yards, if any:

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**Reply form (4/9)**

6. Please provide comments on the proposed Designated Lease Area, and advises on whether there is any potential to increase the leasing area requirement beyond the currently proposed GFA threshold of at least 5,000 m<sup>2</sup>, if any:

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7. Following Question 6, please provide any views, if any, on leasing arrangements and/or leasing terms, including mechanisms to determine rental rates, that would increase your interest or price offer for the Site:

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8. In line with the vision of ACIB and policy directions of the Government, what other advanced manufacturing use(s) related to construction industry, if any, would you be interested in pursuing at the Site:

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9. Please provide comments on the minimum floor loading and clear headroom requirements for the advanced manufacturing use(s) proposed in Question 8, if any:

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## Reply form (5/9)

### (B) Comments on PPP framework

1. Please advise what mechanism(s) under the PPP approach would increase your interest or price offer for the Site, e.g. in the case of a BOT model, what would be the preferred contract duration, extension option, etc., if applicable:

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2. Given the proposed development requirements in Section 3, please share the key parameters in your financial assessment, including but not limited to:

Items	Answers
Total anticipated development costs	HKD
Total GFA (sqm)	
Anticipated development period	
Anticipated operation period	
Other key parameters as concerned	

3. Assuming a minimum fixed lump sum payment is to be imposed under the BOT contract, payable by the Contracted Party to the Government, what would be a suitable amount?

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4. Are there any alternative PPP approaches you would suggest instead of the BOT model for the development of ACIB, and whether you have any suggestions on how the commercial viability of the development of ACIB can be improved:

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**Reply form (6/9)**

**(C) Tendering schedule**

1. The Government intends to invite tender in second half of 2025 for commissioning of ACIB in 2028. Please provide comments on the overall proposed timeline, if any:

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**(D) Other comments relevant to the tendering arrangement not covered above, if any:**

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**Reply form (7/9)**

**(E) (Optional) Please provide at least one example demonstrating experience in leading or managing a design and construction project to develop a facility comparable to ACIB, or in managing and operating a facility comparable to ACIB in Hong Kong or outside of Hong Kong within the past ten (10) years.**

Items	Answers (if applicable)
<b>Facility name</b>	
<b>Facility location</b>	
<b>Total design and construction costs (in HKD)</b>	
<b>Total number of storey</b>	
<b>Total facility size (in GFA m<sup>2</sup>)</b>	
<b>Size of various advanced manufacturing yards (in GFA m<sup>2</sup>)</b>	
<b>Annual production capacity of various advanced manufacturing yards (in tons)</b>	
<b>Contract type</b> (Design & Build, BOT, operation only, etc.)	
<b>Construction start date (DD/MM/YYYY)</b>	
<b>Construction end date (DD/MM/YYYY)</b>	
<b>Operation start date (DD/MM/YYYY)</b>	
<b>Operation end date (DD/MM/YYYY)</b>	
<b>Duration of operation (years)</b>	
<b>If partnered in a Joint Venture, specify the participation of the total contract sum <sup>1</sup></b>	_____ % of total contract sum _____ HKD
<b>Overview of project and role:</b> <i>Description of the project/ facility, scope of work and other roles. If the Interested Party is a partner in a Joint Venture, please specify the participation.</i>	

**Remarks:**

<sup>1</sup> For joint venture experience, the project experience will be counted only where the percentage of financial participation or shareholding in the joint venture experience undertaken by the Interested Party was at least 20%.

**Reply form (8/9)**

We understand that the Government is under no obligation to invite any company or consortium which has submitted an EOI 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 the tender exercise for the Development of Advanced Construction Industry Building in Tsing Yi. We acknowledge and give our consent to the Government for the disclosure of our name (including the name of the Interested Party and its shareholders (for consortium company)) to any other interested tenderers and to publish our name (including the name of the Interested Party and its shareholders (for consortium company)) to the 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 exercise at any time without prior notification and without giving any reasons at the Government's absolute discretion. By submitting this Reply Form, we acknowledge and agree with all the terms contained in the Invitation Brochure, particularly the Disclaimer made by the Government therein.

### Reply form (9/9)

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

	INTERESTED PARTY*	CONSORTIUM*		
		LEAD MEMBER	OTHER MEMBERS OF CONSORTIUM	
<b>NAME:</b>				
<b>ADDRESS:</b>				
<b>TELEPHONE/FAX:</b>				
<b>EMAIL ADDRESS:</b>				
<b>AUTHORIZED SIGNATURE</b> (for and on behalf of the Interested Party/ each member of Consortium):				
<b>Name of Authorised Signatory:</b>				
<b>Capacity of Authorised Signatory:</b>				

\* For submission by an Interested Party other than by a consortium, the proposed tenderer shall complete and sign the "Interested Party" column only.

For submission by a consortium ("Consortium Company") which has been formed at the time of submitting the EOI, the Consortium Company shall complete and sign the "Interested Party" column and all the members of the Consortium Company shall complete and sign the respective sub-columns under the heading of "Consortium".

For submission by a consortium ("Proposed Consortium Company") which has not been formed at the time of submitting the EOI, all the shareholders of the Proposed Consortium Company 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 reference materials 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 and reference materials or omission from this Invitation Brochure and reference materials is expressly disclaimed. Plan enclosed with this Invitation Brochure is for illustration and identification only and is subject to change.**

**This Invitation Brochure and the reference materials are 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. Interested Parties should make their own independent assessment of the information contained in this Invitation Brochure and reference materials and must satisfy themselves of the development and business potential of the Development of ACIB and the accuracy, completeness or meaning of any information and/or statement contained in this Invitation Brochure and reference materials. No representation or warranty is given as to the guaranteed achievement or reasonableness of any future projections, estimates, prospects or returns contained in this Invitation Brochure and reference materials.**

**Neither this Invitation Brochure nor any submission received by the Government in response to this invitation exercise 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 for its EOI submission, 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 exercise for the Development of ACIB or not.**

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

**This invitation exercise does not create any legal obligation on the part of the Government. The Government is not obliged to proceed with the invitation exercise and/or the tender exercise for the Development of ACIB and/or any award of the contract.**

**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.**

**DEVELOPMENT OF ADVANCED CONSTRUCTION INDUSTRY BUILDING IN TSING YI**

**LOCATION PLAN**

**DEVELOPMENT BUREAU**

**MMH/01/1008/3/ECU/0001**

## Annex B

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S/TY/32

### INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Asphalt Plant/Concrete Batching Plant
Bus Depot	Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Eating Place (Canteen, Cooked Food Centre only)	Container Vehicle Repair Yard
Government Refuse Collection Point	Dangerous Goods Godown
Government Use (not elsewhere specified)	Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)
Industrial Use (not elsewhere specified)	Educational Institution (in wholesale conversion of an existing building only)
Information Technology and Telecommunications Industries	Exhibition or Convention Hall
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Public Convenience	Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)
Public Transport Terminus or Station	Marine Fuelling Station
Public Utility Installation	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Vehicle Park	Off-course Betting Centre
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Offensive Trades
Recyclable Collection Centre	Office (not elsewhere specified)
Research, Design and Development Centre	Oil Depot, Oil Refinery and Petro-Chemical Plant
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Open Storage
Utility Installation for Private Project	Petrol Filling Station
Vehicle Repair Workshop	Pier
Warehouse (excluding Dangerous Goods Godown)	Place of Entertainment (in wholesale conversion of an existing building only)
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic (in wholesale conversion of an existing building only)
	Religious Institution (in wholesale conversion of an existing building only)

(Please see next page)

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ship-building, Ship-breaking and Ship-repairing Yard Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom <sup>#</sup> which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Vehicle Stripping/Breaking Yard Wholesale Trade
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

<sup>#</sup> Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)



INDUSTRIAL (Cont'd)

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

## **Annex C**

# **Enrolment Form for Briefing Session for Invitation for Expression of Interest for the Development of Advanced Construction Industry Building in Tsing Yi**

Date : 28 May 2025 (Wed)  
Time : 10:00 am  
Venue : Conference Room 8, Ground Floor, Central Government  
Offices, 2 Tim Mei Avenue, Tamar, Hong Kong  
Language : Mainly Cantonese supplemented by English

Please provide the name of the company and information (including email address) of each representative.

### **Name of Company**

<b>(In English)</b>	
<b>(In Chinese)</b>	

Information of Representative(s)

Name	Post Title	Email Address	Contact Phone No.
Each company can register <b>no more than 2</b> representatives for the briefing session			
1.			
2.			

1. Please return the completed enrolment form by email to [eoī-acib@devb.gov.hk](mailto:eoī-acib@devb.gov.hk) no later than **12:00 noon on 26 May 2025 (Mon)**.
2. Confirmation email of registration will be issued to the Representative(s) provided upon receipt of the completed enrolment form.
3. The Government reserves the right not to accept the registration of any party.

Submitted by : \_\_\_\_\_ (name)

Email address : \_\_\_\_\_

Phone number : \_\_\_\_\_

Date (dd/mm/yyyy) : \_\_\_\_\_