

**INVITATION FOR EXPRESSION OF INTEREST:**

**Proposals for Tin Shui Wai Area 112 Site B**

Development Bureau

The Government of the Hong Kong Special Administrative Region

6 October 2008

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## **A. GLOSSARY OF TERMS**

The terms and expressions used in this Invitation for Expression of Interest (hereinafter referred to as “EOI”) Document (the “Invitation Document”) shall, unless the context requires otherwise, have the meaning ascribed thereto in this Glossary of Terms.

**“The Government”** means the Government of the Hong Kong Special Administrative Region.

**“The Site”** means the site of about 30,000 m<sup>2</sup> (subject to survey and boundary adjustment as may be considered appropriate) denoted as “Tin Shui Wai (TSW) Area 112 Site B” on the plan in Appendix 5 to this Invitation Document. Subject to the final decision to be made, we intend to let the Site by way of a short term tenancy (STT).

**“Proponent”** means any individual, company or organization (or authorized representative) who submits an EOI proposal in response to this Invitation Document.

**“Venue Operator”** means the individual, company or organization being granted the STT of the Site.

**“Intellectual Property Rights”** means patents, trade marks, service marks, trade names, design rights, copyright or processes, domain names, database rights, rights in know-how, new inventions, designs and other intellectual property rights of whatever nature and wheresoever arising, whether now known or hereafter created, and in each case whether registered or unregistered and including applications for the grant of any such rights.

2. For the purpose of this Invitation, all reference to the male shall also mean the female and to the female shall also mean the male, and all reference to the plural shall also mean the singular and to the singular shall also mean the plural.

## **B. BACKGROUND**

3. In December 2007, the Chief Executive (CE) announced at a Summit on Social Enterprises that in addition to the various measures taken by Government departments to enhance social and community support for residents of TSW, the Government was considering how available land in TSW, notably TSW Area 112 and Area 115, could best be used for the benefit of the local community. This was in response to various initial ideas about possible land uses put forward by the business and non-governmental sectors to promote local job opportunities and meet the district needs, such as elderly residential housing, hotel-type development, open-air bazaar or commercial complex of special characteristics, factory outlet, entertainment and catering facilities. The CE has thus tasked the Development Bureau to engage relevant stakeholders to come up with plans for deploying land resources flexibly to promote the social and economic development of TSW. In his 2008-09 Budget Speech, the Financial Secretary has reiterated the objective of this exercise.

4. A location map of TSW is at Appendix 1. TSW Area 112 and Area 115 are adjacent to the HK Wetland Park in TSW North, comprising a site area of about 7.55 ha and 6.4 ha respectively. An aerial photo of the two sites is at Appendix 2. Each site is zoned “Comprehensive Development Area” subject to a maximum plot ratio of 1.5 under the approved TSW Outline Zoning Plan. For the long-term development, a Master Layout Plan is required to be submitted to the Town Planning Board (TPB) for approval. For short-term use longer than 5 years, planning permission from the TPB is required. Please see Appendix 3 for reference material on the business potential of TSW.

5. The Government plans to –

- (a) TSW Area 115 Phase I and II sites: The two sites are earmarked for implementing an Integrated Elderly Community Project by the Hong Kong Housing Society (HKHS) in the long term. As agreed with the Government, the Phase II site will be made available by the HKHS at nominal rent to a Government or Government-nominated agency for non-profit-making use (e.g. skills training or recreational facilities for young people) as the Government thinks fit, on a temporary basis for four years (or at most five years if circumstances

permit);

- (b) TSW Area 112 site A: It will be put to short-term use (for five years) for a Construction Industry Council Training Academy (CICTA)'s training centre, which has a capacity of about 700 full-time training places per year; and
- (c) TSW Area 112 site B: This EOI is launched for the purpose of inviting interested parties to submit proposals for putting the Site to gainful use as set out in paragraph 6.

6. The Government intends to let out the Site (i.e. TSW Area 112 site B) by way of STT for a fixed tenancy term of 5 years to an appropriate Venue Operator for achieving social objectives, which may include but not limited to the following -

- (a) creating economic activities, job opportunities or training opportunities in TSW areas;
- (b) enhancing the social support, networking or services to TSW residents;
- (c) enhancing the vibrancy of the TSW community, such as recreational facilities, entertainment facilities etc.; and
- (d) enabling TSW to become an attractive location for both locals and visitors, with a view to attracting people to TSW and increasing consumption and business in TSW.

In using the Site, the Venue Operator shall endeavour to avoid any potential adverse impacts on the HK Wetland Park nearby and the adjacent population centres of TSW.

7. Information on the Site is given in Appendix 4, and Proponent's attention is drawn to the Venue Operator's obligations on page 18 relating to landscaping, access road, temporary toilets and environmental consideration. A site plan of the Site is at Appendix 5. Reference material on the social needs of TSW residents is in Appendix 6. To enhance the attractiveness of the Site to the market, the Government will form the Site by tarmac paving together with some basic facilities such as drainage works, two temporary

toilets and landscaping works. The work is tentatively scheduled to be completed in early 2009.

**C. PURPOSE OF THE EXERCISE AND GUIDE FOR PROPONENTS**

8. The purpose of this EOI exercise is to invite market feedback, on a non-committal basis, for taking forward proposals which are innovative, technically feasible, financially viable, environmental sustainable and acceptable to the community, with a view to meeting the specific needs of Tin Shui Wai residents. The EOI exercise will enable the Government to –

- (a) ascertain market interest in making use of the Site; and
- (b) on the basis of feedback from the market, finalize the terms and conditions of the subsequent STT and invite open or restricted tenders for this purpose.

9. The EOI exercise is not a tender exercise, nor part of the tender exercise, but a structured way to obtain market feedback. The ideas and suggestions received through the EOI exercise may be used by the Government, in the original form or in a modified form as may be considered appropriate by the Government, in formulating the way forward for the subsequent tender exercise. The Proponent has no claim whatsoever against the Government relating to any use of the ideas and suggestions in any subsequent tender exercise.

10. The Government reserves all rights in relation to various matters, including but not limited to –

- (a) putting the Site as a whole or in carved-out portions (or making available an alternative site for the subsequent tender); and
- (b) adopting an STT term of five years for the subsequent tender or the alternative of a lease with a term longer than five years (with the Venue Operator responsible for seeking the necessary planning permission required).

11. The Invitation is not a pre-qualification exercise to shortlist or pre-qualify any Proponent. Interested parties who do not submit an EOI proposal in response to this Invitation will not be barred from taking part, or prejudiced against, in the subsequent tender exercise.

12. Neither this Invitation nor any submission received by the Government in response to this Invitation constitutes an offer or the basis of any contract which may be concluded, nor are these binding on the Government.

13. To facilitate interested parties to express their interest in this exercise, we set out hereunder the assessment process and criteria currently conceived for adoption in the subsequent tender exercise in selecting the Venue Operator. Subject to the final decision to be made, our preliminary thinking is that these include the following -

- (a) we intend to put in place a mechanism led by the Development Bureau and involving the relevant Bureaux and Departments to assess the bids received in the subsequent tender exercise; and
- (b) we intend to seek the necessary authority for adopting a marking scheme approach for the subsequent tender exercise, and subject to the approval from the necessary authority, a higher weighting may be attached for the qualitative aspects than for the rental considerations.

The Government reserves all rights in deciding on the assessment process and criteria applicable to the subsequent tender exercise. We may require the Venue Operator to enter into a Service Agreement with the Government, apart from the STT agreement to be executed.

14. The Venue Operator shall be responsible for all follow-up actions to make their proposals materialize, such as compliance with the law and the relevant licensing/operational requirements as required (e.g. licences for cooked food stalls if this is pursued). The Government will in no circumstances be obliged to grant such permissions, just because an EOI proposal or a tender bid has been submitted by the concerned party. The Government shall not be liable to any party for any fees, costs, expenses, loss or damage whatsoever arising as a result of such action.

15. Each Proponent shall be solely responsible for the fees, costs and expenses incurred in preparing and making a submission. The Government will under no circumstances be liable to any proponent for such fees, costs, expenses, loss or damage whatsoever arising out of or in connection with the submission process.

16. The Government reserves all its rights, without prior consultation or notice, not to proceed further with this exercise and/or the subsequent tender exercise at the Government's absolute discretion without giving the reason for such action.

#### **D. SUBMISSION OF PROPOSALS**

17. The Government is inviting EOI proposals from individual(s), company(ies) or organization(s) to use the Site with the aim of achieving the above-mentioned objectives. Any interested parties who can demonstrate the support-worthiness of their proposals, and their competence and financial capability to carry out their proposals for achieving the social objectives of meeting specific needs of TSW residents as set out in Section B are welcome to submit proposals to the Government by using the form in Appendix 7. Please refer to Appendix 7 for the submission procedure and details. The EOI proposals should be submitted in Chinese or English (1 original copy and 3 duplicate copies and a soft copy) to the Development Bureau before 12:00 noon on 12 December 2008.

#### **E. PERSONAL DATA OF PROPONENTS**

##### **Purpose of Collection**

18. Supply of personal data is purely voluntary. However, failure to provide sufficient data may hamper the Government from considering the proposals further. The personal data of the Proponent and of any individual provided as part of the EOI proposal (collectively referred to as "personal data" in this paragraph) will be used by the Government for the purposes of processing the EOI proposal, and all other purposes necessary for or directly related to the said purposes including but not limited to the resolution of any



dispute arising from the EOI proposal.

19. By submission of an EOI proposal, the Proponent acknowledges and consents and has ensured that the individuals who are the subject of personal data have acknowledged and consented that personal data provided in the EOI proposal may be disclosed to other Government Bureaux and Departments, the Legislative Council, the District Councils, the Area Committees, non-governmental organizations and data access applicants under the Code of Access to Information, for the purposes in paragraph 17.

20. The Proponent and the individuals who are the subject of personal data have the right of access and correction with respect to personal data as provided for in Sections 18 and 22 of and Principle 6 of Schedule 1 to the Personal data (Privacy) Ordinance (Chapter 486 of the Laws of Hong Kong).

### **Enquiries**

21. Enquiries concerning the personal data collected by means of this EOI exercise, including the making of access and corrections, should be addressed to the Development Bureau (Attn: Mr Anthony Yeung) at the address and telephone number in Appendix 7.

## **F. INTELLECTUAL PROPERTY RIGHTS**

22. All submissions shall be the original works of the Proponents and shall not contain any materials infringing any party's Intellectual Property Rights. Proponents shall indemnify and keep the Government fully and effectively indemnified of whatsoever nature arising from or incurred by reason of any such infringement or alleged infringement.

23. In making a submission, a Proponent shall be deemed to have granted to the Government a freely transferable, exclusive, perpetual, worldwide, royalty-free and irrevocable licence (and sub-licensable) to use, adapt and modify the ideas and proposals submitted and all Intellectual Property Rights subsisting in the submissions for all purposes in respect of or in connection with the Site. Proponents shall, if required by the Government, do all things and execute all instruments or documents for the purpose of conferring the rights and interest on the Government.

**G. DISCLAIMER**

24. All information provided in this Invitation Document is for reference only. Nothing in this Invitation Document shall constitute a warranty, statement or representation, expressed, implied or imputed, by the Government as to the accuracy, reliability, completeness or usefulness of the information contained therein. The Government does not accept liability to any person howsoever caused by the use of or reliance on the information provided in this Invitation Document.

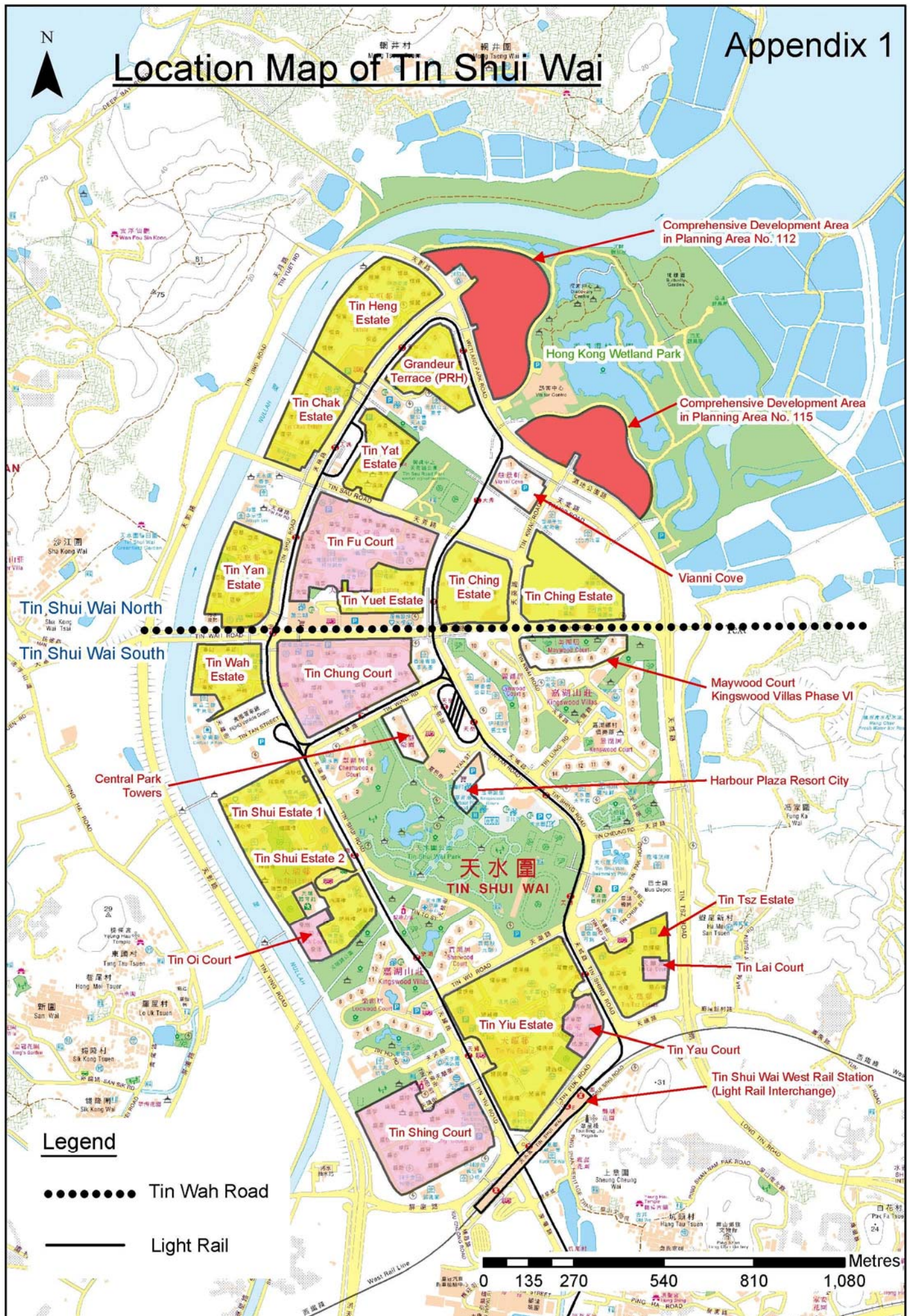
25. Nothing in this Invitation Document nor any other written or oral information which is, has been or will be provided or made available to any Proponent should be relied on as a representation, statement or warranty as to the intentions, policy or action of the Government, its officers or agents in future. Regarding such information, proponents are required to make their own judgment independently.

26. The submission by a Proponent shall be taken to be an acceptance of the terms of invitation. Proponents are required to ascertain, verify and certify independently the accuracy, completeness or validity of all information in this Invitation Document and are required to make their own independent assessment of the technical feasibility and financial viability of their proposals.

27. The Government reserves the right, without prior consultation or notice, to change the content of this Invitation Document. The Government is not obliged to inform Proponents of any update or change of any of the information in this Invitation Document made or that comes to its knowledge after the issue of this Invitation Document.



# Location Map of Tin Shui Wai







**REFERENCE MATERIAL ON THE BUSINESS POTENTIAL OF TSW**

TSW Area 112 Site B (the Site) is strategically positioned in the northwest New Territories. It is located on Wetland Park Road near the junction with Tin Ying Road and Tin Shui Road. Due to its geographical location, the Site will offer an attractive development opportunity to the private sector in capitalizing the tourism potentials (adjacent to the HK Wetland Park and the Lau Fau Shan area) and the local as well as Mainland visitors.

**Tourism Potential**

**(a) The HK Wetland Park**

2. The HK Wetland Park is a world-class conservation, education and tourism facility to promote green tourism in Hong Kong. It showcases the biodiversity of Hong Kong's wetland ecosystem and highlights the need to conserve them. It creates a visitor attraction of international status catering for local residents and overseas tourists to diversify visitors' experience in Hong Kong.

3. The 61-hectare park is the first wetland park in Asia integrating a 10,000m<sup>2</sup> visitor centre, the Wetland Interactive World and a 60-hectare wetland reserve. The Wetland Interactive World has a total gross floor area of 6,000 m<sup>2</sup> with displays of live animals, models, specimens and interactive exhibits to showcase the importance of wetland on biodiversity, human civilization and nature conservation. It also has a 200-seat theatre, souvenir shop, indoor children play area and a 200-seat poolside restaurant to meet visitor's need.

4. The wetland reserve is composed of re-constructed wetlands, such as freshwater marshes, reedbeds, freshwater ponds, mangrove strands, mudflats, grasslands, shrublands and woodlands, specially designed for waterfowls and wild animals in Hong Kong. For more details of the park, please visit the park's website at [www.wetlandpark.com](http://www.wetlandpark.com).

5. Since its opening in May 2006, the HK Wetland Park has recorded over 1.9 million visitors (up to end of August 2008). Over 16% of them came from overseas and the Mainland.

(b) Other Attractions

6. Many tour itineraries clustering the HK Wetland Park and other Yuen Long's attractions including Ping Shan Heritage Trail, Kam Tin Tree House, seafood restaurants in Lau Fau Shan, etc. have been launched under the themes of "cultural tourism" and "gourmet itinerary" which are well-received by the local residents and tourists.

Accessibility

(a) Local transport

7. Currently, the Site can be accessed by way of the following public transport services on Wetland Park Road -

- (a) Light Rail routes no. 705 (TSW South - TSW North (via Wetland Park)) [circular service in anti-clockwise direction] and 706 (TSW South - TSW North (via Wetland Park)) [circular service in clockwise direction]. A covered footbridge with ramps suitable for wheelchair users is near the Site and it provides a convenient link between the Site and the Wetland Park Light Rail stop for these two routes; and
- (b) Franchised bus and green minibus services, including Citybus route no. 967 (to/from Admiralty), Citybus overnight route no. N967 (to/from Causeway Bay), KMB route no. 264M (to/from Tsing Yi Station), KMB route no. 276B (to/from Shueng Shui) and KMB overnight route no. N269 (to/from Mei Foo).

8. In addition, the visitors riding on the Light Rail routes no. 705 and 706 can interchange at TSW with the West Rail for other destinations in the urban and NT areas, e.g. Nam Cheong and Tuen Mun, Siu Hong, Yuen Long and Kam Sheung Road. Similarly, they can take KMB route no. 264M to interchange with a number of bus routes at the bus stop at the Tai Lam Tunnel to travel to other areas in the territory, including Shatin, Tsuen Wan, Kwai Tsing, Yau Tsim Mong, Hung Hom, Wong Tai Sin, Kwun Tong, Sheung Wan, Central, Admiralty, Wanchai and Causeway Bay.

(b) Link with the Mainland

9. As the Site is in close proximity to the Shenzhen Bay Port, Mainland visitors who travel via the Shenzhen Bay Port Control Point can also access the Site directly by green minibus route 618 (to/from Shenzhen Bay Port) or cross boundary coaches.

10. According to PlanD's Cross Boundary Travel Survey 2007, there is an average 16,200 leisure trips daily from Shenzhen made by visitors from the Mainland and this represents an increase of 36% (11,900) from 2006.

**SITE INFORMATION**

(The terms and conditions are subject to finalization in the light of the feedback received from the EOI proposals)

Location : Site B, Area 112, Wetland Park Road, TSW, New Territories

Site Area : 30,000m<sup>2</sup>, after excluding the access road area (subject to survey and adjustment of boundary as may be considered appropriate)

Land Use Zoning : “Comprehensive Development Area” under the approved TSW Outline Zoning Plan

For the long-term development, a Master Layout Plan is required to be submitted to the Town Planning Board (TPB) for approval. For short-term use longer than 5 years, planning permission from the TPB is required.

Proposed Term : Tentatively 5 years (the exact duration may be subject to finalization in the light of the feedback received from the EOI proposals)

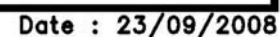
Proposed Uses : To be proposed by the Proponent. These must be lawful activities. Examples of some permitted uses for illustration purposes are set out below –

- (i) factory outlet or luxury goods outlet
- (ii) eating place, such as gourmet plaza or cooked food stalls
- (iii) operation which facilitates the creation of jobs
- (iv) vocational or skills training grounds
- (v) recreational or leisure facilities
- (vi) exhibition areas, performance venues or entertainment venues, etc.



- Uses that may not be Permitted : Private residential, godown, petrol filling station, open storage, golf activities ground, recycling collection centre, off-course betting centre and majong game centre
- Market Rental : The rent will be paid on a quarterly basis, and a deposit equivalent to six-month rentals is to be paid in advance
- Alienation Restrictions : No sub-letting/sub-leasing of the Site by the Venue Operator will be permitted, unless with the prior written consent of the Director of Lands
- Site Condition after completion of Government's formation works in early 2009 : Tarmac paving together with some basic facilities such as drainage works, temporary toilets and landscaping works
- Car Parking : In support of the proposed use, ancillary car parking may be allowed, subject to a maximum of a prescribed number to be stipulated by the Director of Lands in the STT agreement on the advice of the Transport Department.

- Landscaping : The landscaping works undertaken by the Government will comprise planting of trees in the area between the HK Wetland Park and the Site. The Venue Operator will be required to maintain and improve such landscaping works to provide more greenery for the enjoyment of TSW residents.
- Access Road : The access road undertaken by the Government will facilitate access to the Site. The Venue Operator will be required to maintain and manage such access road, and open it for public use as required by the Director of Lands.
- Temporary Toilets : Sewer tanks will be provided at the Site for sewage discharge from the toilets, as there is no connection between the temporary toilets and the public sewer. The Venue Operator will be required to provide regular maintenance of the toilet facilities, including cleansing of the temporary toilets and emptying the sewer tanks on a daily basis as necessary. The Venue Operator may design and provide a sewage pumping system so as to make direct connection to the public sewer possible. The Venue Operator will be required to open the toilets for public use as required by the Director of Lands.
- Environmental Consideration : The Venue Operator will be required to take any mitigation measures to minimise environmental nuisance to the neighbouring areas, to the satisfaction of the relevant Departments as stipulated by the Director of Lands.



**REFERENCE MATERIAL ON THE SOCIAL NEEDS OF TSW RESIDENTS**

TSW is one of the new towns in Hong Kong undergoing rapid development in recent years. It has a high density of subsidised housing, which includes 11 public housing estates and 6 home ownership schemes taking up about 58% and 22% respectively of the total population of about 287,000 as at end December 2007. This homogeneity is more prominent in TSW North (north of Tin Wah Road).

2. Dominated by residential development in a relatively remote part of the north-western New Territories, TSW offers limited employment opportunities for its local residents. As indicated by the relevant statistics of the Comprehensive Social Security Assistance, the unemployment and underemployment rates in TSW have remained high for years. The percentage of the working population working in TSW is about 9.8%. High transportation cost is often quoted as the main obstacle to TSW residents going to work in other parts of Hong Kong. The median monthly household income in TSW is \$13,750. Apart from creating local employment opportunities per se, helping people to get into the workforce through education and training are considered more sustainable ways to tackle the unemployment problem.

3. Most of the residents in TSW are either relocated from other districts or are new arrivals and single parent families with weak family support. Also, many have complained about the lack of community support services and various facilities locally. Apart from the provision of individual counselling or group work services to enhance family resilience, there is also a need for the local residents to develop stronger community and social support networks. This can be done by encouraging people to participate more in community activities. Through active participation and by virtue of their neighbourhood support, people can help themselves solve many family and community problems, which in turn will also contribute to a more harmonious society.

4. In terms of demographic structure, there is a high concentration of youth population in TSW. In this new town, young people aged 25 or below account for over 37% of all age groups. The unemployment rate of young people in TSW is also high. The younger generation in the community is generally longing for more development opportunities, coupled with other cultural and leisure activities.

**Reply form**  
**Expression of Interest (EOI) on**  
**the proposed use of Tin Shui Wai Area 112**

Mr Anthony Yeung  
Assistant Secretary for Development (Lands) 3  
Development Bureau  
The Government of the Hong Kong Special Administrative Region  
2/F, East Wing, Central Government Offices  
Lower Albert Road, Hong Kong

- I. Executive Summary (Please use separate sheets if the space provided below is insufficient for filling in the details. Also, supporting information in the form of graphical presentation, photos etc. is welcome.)**

In response to the Invitation Document, I hereby express interest on using TSW Area 112 Site B as follows (please provide details of the EOI proposal):

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2. Our project will bring the following social and economic benefits to the TSW community:
- 

3. Please briefly describe the means in which you prepare to finance the project:

Capital cost (with timing indicated)

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Recurrent cost (with timing indicated)

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Recurrent income (with timing indicated)

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Other income (with timing indicated)

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4. We have \_\_\_\_\_(number) years of experience in similar projects in \_\_\_\_\_ (City and Country), and have the competence and financial capability in undertaking the project -

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**II. Details (Please use separate sheets if the space provided below is insufficient for filling in the details. Also, supporting information in the form of graphical presentation, photos etc. is welcome.)**

**A. Proposed Uses**

*(These shall include:*

*(1) proposed uses;*

*(2) expected benefits/achievements of the proposed uses; and*

*(3) implementation details.*

*If multiple uses are involved, please indicate the principal uses and the ancillary uses (such as car parking and landscape), with detailed apportionment of the areas involved and their specific locations within the Site. The proposed uses shall be compatible with the permitted uses specified in Appendix 4 of the Invitation Document.)*

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B. An outline of the proposed plan

(1) Technical assessment

*(A broad technical assessment and solutions to demonstrate the technical feasibility of all the proposed facilities, as well as the necessary infrastructure required to be built, with any gross floor area for various facilities indicated.)*

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(2) Financial viability

*(A business plan to demonstrate financial viability, such as financial investment and pay-back period, and sources of revenue/income and expenditure/cost.)*

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(3) Operation and Management

*(A work plan with quality assurance to demonstrate that Proponent's capability in the daily operation and dealing with contingency, as well as maintaining a quality service throughout the five-year term.)*

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(4) Marketing and Promotion

*(Please include marketing plans and programme plans for performances and entertainment activities if any (such as festivals, competitions, educational activities); utilization pattern of the venue facilities (e.g. weekday use, weekend use, special occasion use) to demonstrate gainful, productive and effective use of the facilities, and any other relevant information.)*

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- (5)      **Market Rental**  
*(Please indicate the level of market rentals which the Proponent is prepared to pay for the project, including the amount involved.)*
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- (6)      **Time-table**  
*(Please indicate the time-table for taking forward the various proposed uses.)*
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C.      **Benefits to the Public**

- (1)      **No. of service recipients, beneficiaries or patronage**  
*(The estimation should be based on reasonable assumptions and substantiated with realistic projections.)*
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- (2)      **No. of jobs expected to be created and the proposed wage for, and maximum allowable working days and hours of, employees for the project.**  
*(The estimation should be based on reasonable assumptions and substantiated with realistic projections.)*
- 

- (3)      **Social and economic benefits arising from the project**  
*(The estimation should be based on reasonable assumptions and substantiated with realistic projections.)*
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- (4) The Proponent's vision on how the project and the benefits which the project will bring to TSW and its residents in overall terms

*(Please elaborate with data and justifications to show that such benefits are needed by TSW and its residents and demonstrate how such benefits can be delivered in practice.)*

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- (5) The Proponent's assessment as to how the public aspiration can be met by the project, considering public acceptability of the proposals

*(Please elaborate with data and justifications to substantiate the Proponent's assessment.)*

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D. The Proponent's site-specific requirements

*(Please refer to the main features for the Site at Appendix 4 of the Invitation Document. Please indicate the size of the Site required for the project. In case the suitability of the facilities is subject to their undergoing alteration, please include the proposed alteration plan and the financial investment involved. Also, if a term of tenure longer than five years is necessary to make the project viable, please indicate the proposed duration required for the project and the Proponent's plans to seek planning permission from the Town Planning Board.)*

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E. Potential impact on the environment and traffic

*(These may include the Proponent's initial assessment on the impact of the project on the Hong Kong Wetland Park, in particular impact from noise, human movement and lighting generated by the operation of the proposed uses. The Proponent may need to assess the impact of the project on the traffic and car-parking demand on the Hong Kong Wetland Park. Also, the Proponent may need to assess the impact of the project on the population centres of TSW nearby.)*

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F. Particulars of the Proponent

(1) Identity of the Proponent

*(These shall include:*

- (1) name, in Chinese and English, of the Proponent;*
  - (2) if the Proponent is a corporation, please indicate place and date of incorporation and the corresponding certified copy of the certificate of incorporation;*
  - (3) number of business registration certification of the Proponent and the corresponding certified copy of the certificate;*
  - (4) if the Proponent is registered under section 88 of the Inland Revenue Ordinance, please provide the corresponding certified copy of the registration); and*
  - (5) if the Proponent is an association registered under other means, please provide a copy of the corresponding supporting document.)*
-

- (2) A brief introduction of the organization including its nature, management structure  
*(Name of directors, shareholders, ultimate holding company or beneficial owner of the Proponent. If more than one organization is involved, please include details of each participating organization.)*
- 

G. Capability of the Proponent

*(Please provide the Proponent's background, experience, track records, specialty/expertise and financial capability to use the Site to demonstrate his competence and capability of using the Site for achieving the social objectives mentioned in the Invitation Document. Please provide documentary proof including but not limited to: performance record, brief history on past experience)*

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H. Contact Person

Please contact \_\_\_\_\_ (Name of Responsible Person) at \_\_\_\_\_ (Contact telephone Number) and \_\_\_\_\_ (E-mail Address) for enquiries.

I. Others

We understand that the invitation is not a pre-qualification exercise to shortlist or pre-qualify any application. Interested parties who do not submit an EOI will not be barred from taking part, or prejudiced against, in the forthcoming tender exercise. We agree that all information provided in the Invitation Document is for reference only. We acknowledge that nothing in the Invitation Document shall constitute a warranty, statement or representation, expressed, implied or imputed, by the Government as to the accuracy, reliability, completeness or usefulness of the information contained therein. We understand that the Government does not accept liability to any person howsoever caused by the use of or reliance on the information provided in the Invitation Document. We understand that the Government reserves the right, without prior consultation or notice, to change the content of this Invitation Document.

Authorised Signature :

Name of Authorised  
Person :

Position :

Company/Organization :

Company/Organization :  
Chop

Address :

Telephone :

Facsimile :

E-mail :

Date :

## **DETAILS OF SUBMISSION OF EOI**

1. The submission must reach the Development Bureau before 12:00 noon on 12 December 2008.

2. Method of Submission:

The proponent should submit 1 original copy and 3 duplicate copies and a soft copy of the documents in a sealed envelope to the following address:

Development Bureau  
9<sup>th</sup> Floor, Murray Building  
Garden Road  
Central, Hong Kong

(Attn: Mr Anthony Yeung at Telephone No.: 21897951)

Please mark on the envelope “Invitation for Expression of Interest – Tin Shui Wai Area 112 Site B”).

3. If a black rainstorm warning or typhoon signal No. 8 or above is hoisted between 9:00 a.m. and 12:00 noon on 12 December 2008, the deadline for submission will be extended to 12:00 noon on the next working day that follows the cessation of the black rainstorm warning or typhoon signal No. 8.
4. Late submission will not normally be considered. The decision of the mechanism mentioned in paragraph 13 of the Invitation Document shall be final and conclusive.