

The Government's Response on 15 April 2025

Q1: Other than vehicular accesses between the points X3 and Y3 through Z3 and the points X4 and Y4 through Z4 for Site B, please consider to allow 1 no. additional vehicular access in Site B in order to enhance the operation efficiency.

A1: Please refer to the latest Conditions of Sale*, including but not limited to Special Condition No. (23) for the vehicular access arrangement.

Q2: Is it acceptable to have bridge(s) over the Proposed Road L51 between Site A and Site B with at least 5.1m clear headroom above the ground level of the Proposed Road L51 to be maintained?

A2: Please refer to paragraph 9 of the latest Information Statement*.

Q3: Please confirm if part of the GFA required from Site B could be redistributed to the GFA of Site A, or vice versa, given that the total gross floor area provided on the lot would not be less than 233,211 square metres and not exceed 388,685 square metres as required in Special Condition No. (9)(c) of Conditions of Sale.

If the above is confirmed, the total gross floor area in Site A would exceed 263,185 square metres or that in Site B would exceed 125,500 square metres potentially and deviated from the requirement as stated in Special Condition No. (9)(c)(i) and (9)(c)(ii) of Conditions of Sale. Please allow the maximum total gross floor area to be provided in Site A and that in Site B to be adjusted accordingly.

A3: Please refer to the latest Conditions of Sale*, including but not limited to Special Condition No. (9)(c)(i) and Special Condition No. (9)(c)(ii) for the respective maximum gross floor area permitted on Site A and Site B.

Q4: Please advise if it is acceptable for the GA to be provided in any of the following proposals:

- (a) The GA to be provided solely in Site A;**
- (b) The GA to be provided solely in Site B;**
- (c) The GA to be provided in both Site A and Site B in any ratio of the**

GFA distribution between the two sites.

A4: Please refer to the latest Conditions of Sale*, including but not limited to Special Conditions Nos. (10) to (17) for the requirements of the provision of the Government Accommodation (GA). Please also note the requirements for submission of documents under “Requirements of Non-Premium Submission” at Annex I to the Tender Notice and paragraph 3.5 of the “Marking Scheme” at Annex II to the Tender Notice that the tenderer shall submit in the Non-Premium Submission its initiative in adopting for GA and its ancillary facilities designs that enable flexibility.

Q5: Further to Special Condition No. (30)(p) and (31)(p) of Conditions of Sale [re-numbered as Special Condition No. (24)(p) and (25)(p) under the latest Conditions of Sale*], it is noted that ramps within Site A and Site B shall be taken into account for the purpose of calculating the total gross floor areas stipulated in Special Condition No. (9)(c) (Hereafter as “The total GFA provided”). In promoting the development and enhancing the financial viability of the project, please consider and confirm to allow such ramps within Site A and Site B NOT to be taken into account for the purpose of calculating the total GFA provided.

A5: Please refer to the latest Conditions of Sale*, including but not limited to Special Condition No. (12)(b), Special Condition No. (24)(p) and Special Condition No. (25)(p) for the accountability of the gross floor area of the ramps.

** The latest Tender Documents (amended on 3 April 2025), including the Explanatory Statement, the Information Statement, the Tender Notice, the Form of Tender, the Conditions of Sale and the sale plan were made available for downloading from the Lands Department website (www.landstd.gov.hk).*