

香港特別行政區政府

政府資訊科技總監  
辦公室

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4 July 2006

Clerk to Panel on Information Technology and Broadcasting  
Legislative Council  
Legislative Council Building  
8 Jackson Road  
Central  
Hong Kong

(Attn : Ms Debbie YAU)

Dear Ms YAU

**Panel on Information Technology and Broadcasting  
Follow-up to meeting on 8 May 2006**

**“Report on the Cyberport Project (2005)”**

Thank you for your letter dated 14 June 2006 on this subject requesting the Administration to provide:

- (a) general information on rent-free periods, including the maximum rent-free period ever offered for a two-year lease and a five-year lease for office space at the Cyberport, and the criteria in deciding the rent-free periods for individual leases if the periods are different; or to provide an explanation, if it is decided not to make available such general information to the Panel; and
- (b) information on the procedures involved in identifying the anchor tenant for the Arcade in the Cyberport.

2. Please find below the requested information:

- (a) The Hong Kong Cyberport Management Company Limited (HKCMCL) is managed by a Board of Directors. It oversees the commercial operation of the Cyberport including the leasing of office space. The Board consists of two Government Directors and ten non-official Directors who are prominent leaders in various sectors.

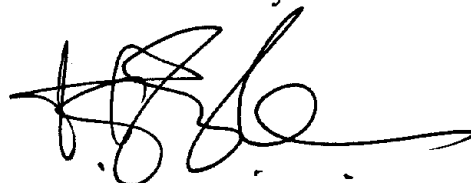
In respect of rental arrangements, the HKCMCL adopts standard market practice in leasing Cyberport office space. Under such practice, landlords may allow rent-free periods to cover the fitting out of offices, to adjust the rent levels according to market conditions, etc. Such provisions may be reflected in leasing agreements or in correspondence between the landlord and tenant. Such correspondence is typically of a commercial-in-confidence nature.

Specific rent-periods cannot be disclosed without the agreement of the tenants concerned. Disclosure of the maximum rent-free periods offered could result in the identification of specific leases or tenants and would be in breach of such confidence. That would seriously damage the integrity of HKCMCL, a company wholly-owned by Financial Secretary Incorporated. Such disclosure would also seriously compromise the HKCMCL's position in future lease negotiations.

- (b) As to the identification of anchor tenants for the Cyberport Arcade, HKCMCL appointed an internationally renowned property agency (the Agent) to provide retail leasing services. The Agent invited tenancy offers from no less than ten major international operators and negotiated with a short list of the operators. Following the negotiations, the Agent recommended a short-listed operator to the HKCMCL, which approved the identification of the anchor tenant.

3. Should you have any questions on the above, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'S. H. Mak', written in a cursive style.

( Stephen HS Mak )

Deputy Government Chief Information Officer (Operation)

c.c. Hon SIN Chung-kai, JP (Chairman) (Fax : 2537 1469)

Mr Nicholas YANG, Chief Executive Officer  
Hong Kong Cyberport Management Company Limited (Fax : 3166 3119)

Ms Shirley CHUNG, CEO (Admin)  
Communications and Technology Branch  
Commerce, Industry and Technology Bureau (Fax : 2827 2424)