

Winston K.S. Chu
2006, One Pacific Place,
88 Queensway, Hong Kong.

Tel : (852) 28458138

Fax : (852) 28455964

E-mail: winston@winstonchu.com

Legislative Council Secretariat,
Panel on Planning, Lands and Works,
3rd Floor, Citibank Tower,
3 Garden Road, Central,
Hong Kong.

Attention: Ms. Christina Shiu

21st December 2005

Dear Sir,

**Tamar Development Project and
Land-use Planning for Central Reclamation Phase III**

In connection with the Motion passed by the Panel on Planning, Lands and Works last Saturday (17.12.2005), I shall be grateful if you will kindly circulate the following to the members of the Panel:-

1. Article entitled "Opening move for Tamar contract" which appeared in the S.C.M.P. today (21.12.2005).
2. Press Release dated 20th December 2005 by the Government entitled "Prequalification applications invited for Tamar".
3. A letter dated 21st December 2005 entitled "Government Insults Legco" which I have to-day submitted to the Editor of the S.C.M.P.

Yours sincerely,

Winston K.S. Chu

South China Morning Post

WEDNESDAY, DECEMBER 21, 2005

Opening move for Tamar contract

Martin Wong

Interested parties have been invited to apply for prequalification for the contract on the planned government headquarters on the Tamar site, despite lawmakers' opposition to the plan.

A government spokesman said yesterday the main purpose of the prequalification for the \$4 billion design-and-build contract was to identify up to five applicants with proven design, managerial, financial and technical capabilities.

"The prequalified applicants will be invited to submit tenders for the contract but prior to that we will, in the second quarter of 2006,

consult the Legislative Council for funding approval," the spokesman said.

But Democratic party legislator James To Kun-sun said of the move: "It shows that the government does not respect the Legislative Council at all. It is of no use. At the end of the day, the government must come to Legco to ask us for the funding. We might not approve it at the time."

The contract will cover the government complex, Legco complex and the Civic Place proposed for the Tamar site.

The spokesman said: "The concept design should illustrate integration of the Tamar development

with its surrounding areas," adding that Civic Place would comprise about half of the site and would be designed as a public leisure and recreational open space.

The project is expected to start in 2007 for completion in 2010, the spokesman said.

"The eligibility criteria are laid out in the prequalification document. Interested parties may apply from now until March 14," he said.

The document states that the design for the proposed development should take account of the goals and planning principles for the harbour devised by the Town Planning Board and Harbourfront Enhancement Committee.

Winston K.S. Chu
2006, One Pacific Place,
88 Queensway, Hong Kong.

Tel : (852) 28458138

Fax : (852) 28455964

E-mail: winston@winstonchu.com

The Editor, South China Morning Post,
Hong Kong. Fax: 2811-1048

21st December 2005

Dear Sir,

Government Insults Legco

After a year of hardwork by more than a dozen groups of environmentalists who have given their time and efforts to serve the people of Hong Kong in trying to provide a good living environment and quality of life, the following motion was passed unanimously last Saturday (17.12.05) by the Panel on Planning, Lands and Works of the Legislative Council.

“ Given the importance of the Central Harbourfront to future generations and the Government's commitments to make Hong Kong a World Class City and to create a vibrant Central Harbourfront of a high quality suitable for public enjoyment, this Panel urges the Government to review its present proposals for the development of Tamar and the Central Harbourfront in order to give effect to the decision of Town Planning Board dated 5th August 2005 and the Motion passed by this Panel on 25th October 2005; such review to be conducted with due public consultation. Before the completion of such review and public consultation, all tendering process of the Tamar development should be suspended. ”

A subcommittee of this Panel shall be established to review the planning of the Central Harbourfront (including the development of Tamar).

It was a bombshell to learn from your article “Opening move for Tamar contract” (21.12.2005) that the Government has simply ignored the above motion and is still proceeding with the Tamar project. By doing so, the Government is showing blatant disrespect for Legco, the democratic process and the rule of law.

In the recent proposal for political reform, the Government has been making high-sounding statements about the importance of the Legislative Council and the democratic process. Yet in reality, the Government only values Legco when it supports Government's policies. The Government's hypocritical attitude is disgraceful and insulting both to Legco and the public who elected the Legco members.

There is therefore a long way to go before Hong Kong can achieve an enlightened government which will truly represent the people of Hong Kong.

Winston K.S. Chu,
Founder and Former Chairman,
Society for Protection of the Harbour Limited

Press Release

Prequalification applications invited for Tamar

The Government today (December 20) invited interested parties to apply for prequalification for the proposed design and build contract of the Tamar development project. Details of the invitation are contained in a notice published in the Gazette. The prequalification document is available for collection by interested parties at the Architectural Services Department and has been uploaded onto the website: <http://www.archsd.gov.hk/tamar/>.

The scope of the contract will cover the Central Government Complex, Legislative Council (LegCo) Complex and Civic Place proposed for the Tamar site. The selection of contractor for the project comprises two stages: stage one is the prequalification of interested applicants; and formal invitation for tenders among the prequalified applicants will be done under the second stage. Subject to further consultation with and funding support by the LegCo, the project is envisaged to commence in 2007 for completion in 2010.

A spokesman for the Government said the main purpose of the prequalification was to identify no more than five applicants with proven design, managerial, financial and technical capabilities. "The prequalified applicants will be invited to submit tenders for the contractor but prior to that, we will, in the second quarter of 2006, consult the LegCo for its funding approval," the spokesman said.

The prequalification document spells out in the main the proposed overall design objectives of the development project, general user requirements and selection criteria for prequalification. The detailed user requirements will be updated and made available for consultation with the LegCo and incorporation into the tender document.

"The eligibility criteria are laid out in the prequalification document. Interested parties meeting the prescribed criteria and requirements may apply for prequalification from now until March 14, 2006," the spokesman said.

"Applicants for prequalification are required to prepare submissions to demonstrate their managerial, financial and technical capabilities. They are also required to provide concept designs for the proposed development at Tamar."

"The concept design should illustrate integration of the Tamar development with its surrounding areas," the spokesman added. "The Civic Place will take up about half of the site and it will be designed as a leisure and recreational open space for the public."

"In view of public aspirations for preserving the ridgeline and the harbour view, the prequalification document has stated that the design for the proposed development should take account of the goals and planning principles for the harbour devised by the Town Planning Board and Harbourfront Enhancement Committee."

"Moreover, the maximum height of the structures to be developed is now lowered from 180 meters to 130 metres - 160 metres above the Hong Kong Principal Datum."

Prequalification applications should be sent to the General Registry at 1/F, High Block, Electrical and Mechanical Services Department Building, 98 Caroline Hill Road, Causeway Bay, Hong Kong not later than noon on Tuesday, March 14, 2006. Late applications will not be accepted.

To recapitulate on the background, the Government announced the proposal to re-activate of the Tamar project in October this year. The original project proposal had obtained the support of the Public Works Sub-committee of the Legislative Council in May, 2003, but the project was subsequently deferred due to the impact of SARS on public finance. As the economy and the Government's financial position have improved in the past two years, the Government considered it timely to re-launch the project.

The agreed planning objective has been to develop the Tamar site as Hong Kong's civic core. The relevant Outline Zoning Plan which designated half of the site for "Government, Institution or Community" and half for "open space" uses has gone through the necessary public consultation and town planning process.

In re-activating the project, the Government has excised the original proposed exhibition gallery from the project scope to lower the development intensity. Measures are also introduced to restrict the maximum height of the buildings to be constructed to protect the ridgeline.

The development of the proposed Central Government Complex and LegCo Complex will provide a long-term solution to the office-space shortage problem facing the Government Secretariat and the LegCo. It is envisaged that the project will create some 2,700 jobs for the construction sector which has been facing high unemployment.

Ends/Tuesday, December 20, 2005

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