

新鴻基地產發展有限公司



Your Ref: CB2/SC/08

22nd December 2009

Ms. Connie Szeto,
Clerk to Select Committee,
Legislative Council,
Legislative Council Building,
8 Jackson Road,
Central,
Hong Kong

Dear Ms. Szeto,

**Re : Select Committee to Inquire into Matters Relating to
the Post-service Work of Mr. LEUNG Chin-Man**

We refer to your letter dated 14th December 2009, addressed to our Mr. Thomas P.K. Kwok.

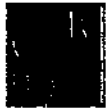
In response to your request for information as set out in Appendix III of your letter, we would provide the following information (adopting the same abbreviations and order of questions in that Appendix) :-

Paragraph (a)

1. Each of SHKP and NWS became the owner of 50% shareholding interest in FSDL, following acquisition by SHKP of the 50% shareholding interest in FSDL.

Paragraph (b)

2. After SHKP acquired 50% shareholding interest in FSDL, Sun Hung Kai Real Estate Agency Limited ("SHKREA") acted as the project manager of FSDL in relation to the Hunghom Peninsula development.
3. Mr. TUNG Chi Ho, Eric, an executive director of SHKREA, was the person in charge of the project management role of SHKREA for FSDL.



Paragraph (c)

4. When SHKP acquired 50% shareholding interest in FSDL, redevelopment of the Hunghom Peninsula development was one of the options being considered by SHKP to achieve the overall objective of maximising the financial return for its investment. A decision was made by SHKP and NWS to redevelop the Hunghom Peninsula development shortly before the redevelopment plan was announced on 29th November 2004.

Paragraph (d)

5. Between the period from February 2004 (when SHKP acquired 50% shareholding interest in FSDL) and November 2004 (when the redevelopment plan was announced), SHKP did not know the stance of the Government on the proposal of FSDL to redevelop the Hunghom Peninsula development apart from the fact that any redevelopment must be in conformity with and not in breach of the Land Grant. Accordingly SHKP did not know whether Government changed its stance during that period.

Paragraph (e)

6. No, in so far as I am aware.

Yours faithfully,
For and on behalf of
Sun Hung Kai Properties Limited

Thomas K.Y. Chan
Executive Director

調查有關梁展文先生
離職後從事工作的事宜專責委員會

新鴻基地產發展有限公司獲請提供的資料一覽
(截至2009年12月14日)

1. 在2002年11月，政府公布停止興建和出售居者有其屋計劃及私人機構參建居屋計劃(下稱"私人參建計劃")單位的政策。政府與紅灣半島私人參建計劃單位的發展商即添星發展有限公司(下稱"添星發展")曾就修訂有關契約以便紅灣半島私人參建計劃單位可在私人物業市場出售所涉及的土地補價進行磋商，當該項磋商在2003年年底結束後，新鴻基地產發展有限公司(下稱"新鴻基地產")於2004年2月購入添星發展的50%股權，並與新創建集團有限公司(下稱"新創建")同為紅灣半島發展項目的合夥人和共同擁有人。新世界發展有限公司(下稱"新世界發展")執行董事梁志堅先生在專責委員會研訊中所作的證供顯示，新鴻基地產購入添星發展的50%股權後，便接手出任紅灣半島發展項目的項目經理，其後更自行主動提出重建紅灣半島發展項目。新創建與新鴻基地產於2004年11月聯合公布紅灣半島發展項目的重建計劃，但該計劃隨後在2004年12月取消。為方便專責委員會進行調查，請提供以下各方面的資料：
 - (a) 在新鴻基地產購入添星發展的50%股權後，新鴻基地產、新創建及其母公司新世界發展，以及／或新世界發展旗下附屬公司就紅灣半島發展項目分別擔當的角色和職責；
 - (b) 新鴻基地產在購入添星發展的50%股權後有否擔任紅灣半島發展項目的項目經理、代表新鴻基地產出任該項目經理的人士的姓名，以及其作為項目經理的主要角色和職務；
 - (c) 紅灣半島發展項目的重建計劃是否由新鴻基地產單獨提出，以及在該重建計劃於2004年11月公布前，發展商是在何時作出重建紅灣半島發展項目的決定；
 - (d) 在新鴻基地產於2004年2月購入添星發展的50%股權後，直至有關重建計劃於2004年11月公布前的一段期間，新鴻基地產對政府在紅灣半島發展項目擬議重建計劃上的立場有何理解，以及在該段期間，新鴻基地產是否知道政府的立場有否任何改變；若知道的話，請提供有關詳情；及

- (e) 在2002年11月至2004年12月期間，新鴻基地產有否就修訂契約涉及的土地補價、紅灣半島私人參建計劃單位的處理事宜及擬議重建計劃與梁展文先生及／或其他在房屋署工作的官員作任何溝通及／或商討，包括正式和非正式會晤；若有，請提供該等溝通及／或商討的詳情。

— 完 —

**Select Committee to Inquire into Matters Relating to
the Post-service Work of Mr LEUNG Chin-man**

**List of information to be provided by Sun Hung Kai Properties Limited
(as at 14 December 2009)**

1. In November 2002, the Government announced a policy to cease the production and sale of Home Ownership Scheme and Private Sector Participation Scheme ("PSPS") flats. After the conclusion of negotiation in late 2003 between the Government and the developer of the Hunghom Peninsula PSPS flats, i.e. First Star Development Limited ("FSDL"), relating to the land premium for modification of the relevant lease so that the Hunghom Peninsula PSPS flats could be sold in the private property market, Sun Hung Kai Properties Limited ("SHKP") acquired 50% shareholding interest in FSDL in February 2004 and became a partner and co-owner with NWS Holdings Limited ("NWS") in the Hunghom Peninsula development. It is noted from the evidence given by Mr LEUNG Chi-kin, Executive Director of New World Development Company Limited ("NWDCL") at the hearing of the Select Committee that after SHKP had acquired the 50% shareholding interest in FSDL, SHKP took over the role of Project Manager ("PM") of the Hunghom Peninsula development and thereafter proposed redevelopment of the Hunghom Peninsula development on its own initiative. NWS and SHKP jointly announced the plan to redevelop the development in November 2004 but the plan was subsequently cancelled in December 2004. In order to facilitate the inquiry of the Select Committee, please provide information on the following:
 - (a) the respective roles and responsibilities of SHKP, NWS and its parent company, NWDCL, and/or NWDCL's subsidiaries in respect of the Hunghom Peninsula development after SHKP has acquired 50% shareholding interest in FSDL;
 - (b) whether SHKP had acted as the PM of the Hunghom Peninsula development after it acquired 50% shareholding interest in FSDL, the name of the person(s) who acted for SHKP as the PM of the Hunghom Peninsula development, and the major role and duties of the person(s) acting as the PM;
 - (c) whether the plan to redevelop the Hunghom Peninsula development was initiated by SHKP only, and the time when the decision to redevelop the Hunghom Peninsula development was made by the developer before the redevelopment plan was announced in November 2004;

- (d) SHKP's understanding of the Government's stance on the proposed redevelopment of the Hunghom Peninsula development after its acquisition of 50% shareholding interest in FSDL in February 2004 and before the announcement of the redevelopment plan in November 2004, and whether SHKP was aware of any changes in the Government's stance during the said period. If yes, please provide the details; and
- (e) whether SHKP had any communications and/or discussions, including formal and informal meetings with Mr LEUNG Chin-man and/or other officials working in the Housing Department, relating to the land premium for the lease modification, the disposal of and the proposed redevelopment of the Hunghom Peninsula PSPS flats during the period from November 2002 to December 2004. If yes, please provide details on such communications and/or discussions.