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Mr Derek LO
Clerk to Legislative Council Panel on Economic Development
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

24 October 2013

Dear Mr LO,

**Legislative Council Panel on Economic Development
Selection of the Most Preferred Proponent
for the Development of Ocean Hotel by the Ocean Park**

Thank you for your letter dated 17 October 2013, referring to us the Hon Albert Chan's concern on the Ocean Park's selection of the Most Preferred Proponent (MPP) for the development of Ocean Hotel. Our reply is as follows.

The Ocean Park launched an open re-tender exercise for the Ocean Hotel development project on 8 January 2013 and all interested developers were welcome to submit tenders. The Ocean Park conducted the tender assessment exercise subsequent to the close of the re-tender on 8 May 2013.

The Ocean Park adopted a two-envelope tender approach and specified its selection criteria in the tender document. Under the two-envelope approach, the confirming submissions' technical proposals were evaluated in the first round of the tender assessment. All submissions scored 70 or above in the first round were shortlisted for the second round of the assessment. In the second round, the shortlisted submissions were ranked in order of the land premium offered in their financial proposals and the tenderer proposing the highest amount was selected as the MPP for the Ocean Hotel project. If the MPP's hotel proposal could fulfill the planning approval conditions, upon completion of the Ocean Park's lease modification as well as the settlement of the land premium, the MPP will be appointed as the successful tenderer for the Ocean Hotel project.

During the abovementioned selection process, the Ocean Park has commissioned independent consultants to provide independent and professional advice on all hotel proposals, which were then evaluated by the Hotel Steering Group comprising both official and non-official members of the Board of the Ocean Park. During the tender process, declarations of interests were made by the Board members of the Ocean Park. All members who might have possible interests with the tenderers did not take part in any deliberation and assessment related to the tender submissions. In response to the reports made by individual newspapers, it has to be stressed that Dr Allan ZEMAN, the Chairman of the Board of the Ocean Park, did not participate in the Hotel Steering Group's assessment on the tender submissions for the Ocean Hotel. In addition, the Tourism Commission and the Ocean Park have invited the Independent Commission Against Corruption (ICAC) to review the tender process of the Ocean Hotel project as well as the relevant tender assessment criteria. ICAC was also present at the assessment meetings of the Hotel Steering Group as an observer to monitor the scoring procedures in order to ensure a fair tender and assessment process.

The MPP's tender proposal has achieved the highest scores in the technical assessment and proposed the highest land premium amount. Dr Peter LAM and members or staff of the Hong Kong Tourism Board did not acquire any internal information of the Ocean Hotel project. Furthermore, Dr Lam did not attend any meetings relating to the tender assessment. Both the tender and assessment processes of the Ocean Hotel project have been conducted in a fair, open and competitive manner.

The Ocean Hotel is an important supporting infrastructure to the Ocean Park. It will enhance the Park's overall tourism appeal, diversify visitors' experience, and prolong their length of stay both in the Park and in Hong Kong. It will also increase the supply of hotel rooms in Hong Kong to cope with the rising demand from visitors. We hope that the Ocean Hotel project can proceed smoothly and enhance the overall receiving capacity of the tourism industry.



(Ms Emily Mo)
for Commissioner for Tourism

c.c.

Dr Allan ZEMAN, Chairman of the Board of the Ocean Park Corporation
Mr Tom MEHRMANN, Chief Executive of the Ocean Park Corporation
Mr Matthias LI, Deputy Chief Executive of the Ocean Park Corporation