

Tender result for site on Cheung Man Road, Chai Wan under Private Subsidised Sale Flat – Pilot Scheme

The tender result for the site on Cheung Man Road, Chai Wan for development under the Private Subsidised Sale Flat Pilot Scheme was announced today (July 24). By the tender closing last Friday (July 19), the Government had received one tender, which was rejected as the tendered premium did not meet the Government's reserve price for the Site.

The Government is committed to providing more subsidised housing and enriching the housing ladder to meet the public's home ownership aspirations. To this end, the Government announced the policy framework of the Pilot Scheme in the middle of last year for private developers to participate in the development of subsidised sale flats (SSFs), with a view to enhancing the overall development capacity by leveraging market forces. There are two approaches for development under the Pilot Scheme, namely the public tendering approach and the private land approach. The Government indicated earlier that three sites would be put up for tender in batches from 2023/24 onwards under the public tendering approach, and the Site is the first one put up for public tender with the tender invitation on March 28 and the tender closing on July 19 this year.

"The policy framework of the Pilot Scheme has been formulated upon overall consideration of various factors, including provision of more choices of SSFs for the public, positioning of private SSFs in the housing ladder, attractiveness to private developers, etc., and has also reflected the views of stakeholders. The key parameters of the Pilot Scheme have been clearly set out under the policy framework, and relevant requirements have been reflected in the land sale conditions. We believe that the arrangements have already provided sufficient incentives for developers' participation while ensuring flat quality.

"Of a moderate scale of development, the Site would enable the provision of not less than 700 private SSFs. Pursuant to the policy framework of the Pilot Scheme, the flats are to be sold at 65 per cent of the market prices (i.e. at a discount of 35 per cent), which has been taken into account in the Lands Department's assessment of the reserve price for the Site. Having regard to its urban location and close proximity to an MTR station, we consider the Site suitable for developers to participate in the development of private SSFs under the Pilot Scheme," a Government spokesman said.

As with other land sale sites tendered by the Government, tenderers' bids are influenced by a myriad of factors, such as how individual tenderers assess the market conditions and the attractiveness of the site, as well as their corporate positions and development strategies.

"The Government will continue to provide more subsidised housing and enrich the housing ladder. We will also keep in view the market development, and review in due course if there is a need to adjust some of the key parameters of the Pilot Scheme as well as future tender arrangements for sites under the Pilot Scheme. We will also continue to encourage private developers to participate in the Pilot Scheme under the private land approach," the spokesman said.

Tender result for Chai Wan residential site announced

The Lands Department announced today (July 24) that one tender received for the sale of a residential site in Chai Wan Inland Lot No. 185 on Cheung Man Road, Chai Wan, Hong Kong, had been rejected, as the tendered premium did not meet the Government's reserve price for the Site. The tenderer was Able Best Limited (parent company: Able Engineering Holdings Limited).

The Site is disposed of in the open market under the established mechanism. The Government will not sell a site if no bid reaches the reserve price as assessed by the Government's professional valuers. This is in the interest of protecting public revenue. The reserve price is set on the day of tender closure, so that the latest market conditions are taken into account.

The Government will not speculate on the considerations behind the bids placed by tenderers. Bids are influenced by a myriad of factors, such as how individual tenderers assess the attractiveness of the site and the market conditions, as well as their corporate positions and development strategies.

The Site has an area of about 5 213 square metres and is designated for non-industrial (excluding godown, hotel and petrol filling station) purposes. The minimum gross floor area for private residential purposes is 30 016 sq m and the maximum gross floor area for private residential purposes that may be attained is 41 704 sq m. The maximum gross floor area for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes is computed according to the relevant special condition in the Conditions of Sale. Both the total gross floor area and that for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes shall include the gross floor area of Government Accommodation, being a day care centre for the elderly and a centre for home care services for frail elderly persons, to be constructed by the purchaser under the Conditions of Sale. Not less than 700 residential units shall be developed within the lot under the Private Subsidised Sale Flats Pilot Scheme. The tender closed on July 19.

Cluster of Candida auris cases in Hong Kong Buddhist Hospital

The following is issued on behalf of the Hospital Authority:

The spokesperson for Hong Kong Buddhist Hospital (HKBH) made the following announcement today (July 24):

An 89-year-old male patient in a medicine ward of HKBH was confirmed to carry *Candida auris* on July 19. In accordance with the prevailing guideline, HKBH has conducted contact tracing and found two more male patients, aged 83 and 84, carrying *Candida auris*. The three patients are now being treated in isolation with stable condition.

The ward concerned has adopted the following enhanced infection control measures:

1. Enhanced patient and environmental screening procedures;
2. Applied stringent contact precautions and enhanced hand hygiene of staff and patients; and
3. Thorough cleaning and disinfection of the ward concerned.

The hospital will continue the enhanced infection control measures and closely monitor the situation of the ward. The cases have been reported to the Hospital Authority Head Office and the Centre for Health Protection for necessary follow-up.

Effective Exchange Rate Index

The effective exchange rate index for the Hong Kong dollar on Wednesday, July 24, 2024 is 106.4 (same as yesterday's index).

Man sentenced to 12 months' imprisonment for illegal import of endangered shark fins (with photo)

A man was convicted and sentenced to imprisonment for 12 months at the District Court today (July 24) for illegally importing fins of endangered sharks.

The 36-year-old male passenger arrived in Hong Kong from Brazil via Ethiopia on November 24 last year. Upon interception and referral by Customs, officers of the Agriculture, Fisheries and Conservation Department (AFCD) inspected his 15 pieces of checked-in baggage and found dried fins regulated under the Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586). The person did not possess any valid Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) documents. AFCD officers seized over 450 kilograms of dried fins from the baggage for further investigation. Upon detailed examination, those dried fins were confirmed to belong to several species, among which about 113 kilograms were from silky sharks and hammerhead sharks, which are CITES Appendix II species and valued at about \$620,000. Charges were laid against the man by the AFCD for the illegal import of endangered species. The man was convicted at the District Court today and the court adopted a starting point of 18 months' imprisonment for sentencing. A one-third reduction was given for his guilty plea and the defendant was sentenced to imprisonment for 12 months.

A spokesman for the AFCD said, "The rest of the seized fins also consisted of CITES-listed species. However, those species were not yet regulated under CITES or the Ordinance at the time. Given that the criminal act also involved such fins, the AFCD applied to the Court to forfeit those fins in accordance with the Ordinance. The application was approved."

CITES Appendix II species are regulated under the Ordinance in Hong Kong. Unless exempted or otherwise specified, the import, export, re-export, introduction from the sea, or possession of scheduled species, including their parts and/or derivatives, is subject to control under a licensing system. Offenders are liable to a maximum fine of \$10 million and imprisonment for 10 years upon conviction with the specimens forfeited.

The spokesman noted that more shark species have been regulated under the Ordinance since December last year to reflect the latest regulations of CITES. Members of the public are reminded to observe the law.

Recently, crime syndicates have not only attempted to use invalid documents, but have also sourced specimens that were not regulated and mixed them with scheduled ones in an effort to make detection more difficult. The AFCD will continue to work closely with Customs to combat illegal activities involving endangered species.

For information on the regulation of endangered species under the Ordinance, visit www.cites.hk. Members of the public may report any suspected irregularities to the AFCD by calling 1823.

