

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.