



香港城市設計學會
Hong Kong Institute of Urban Design

Reference Number: PAC/22/003

10 February 2022

By email: sdev@devb.gov.hk

Mr. WONG Wai Lun, Michael, JP

Secretary for Development, Development Bureau

18/F, West Wing, Central Government Offices,

2 Tim Mei Avenue, Tamar, Hong Kong

Dear Mr Wong,

**The Two-envelope Tendering Approach for
Disposal of New Central Harbourfront Site 3**

We refer to the adoption of the two-envelope tendering approach for disposal of the New Central Harbourfront Site 3.

The Institute support and appreciate the Government's adoption of the new two-envelope tendering system for Site 3 to embrace design excellence in the tendering process. However, the Institute believe that there is room for improvement. A brief paper summarizing the Institute's major comments on the two-envelope approach is enclosed for your reference.

The institute look forward to further collaboration with Development Bureau, and would be grateful if a follow-up meeting on improvement to the "two-envelope approach", can be arranged.

Yours sincerely,

A handwritten signature in black ink that reads 'Benny Chan'. The signature is written in a cursive, flowing style.

(Benny CHAN)
Vice President (Local Affairs), HKIUD

c.c. Mr. Vincent Ng – Chairman of Harbourfront Commission

Ms. Rosalind Cheung - Comr for Harbourfront, Harbour Office

Hong Kong Institute of Urban Design Limited

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**HKIUD's position paper for
The Two-envelope Tendering Approach for
Disposal of New Central Harbourfront Site 3**

	Topics	HKIUD's Comments
(A)	The Two-envelope Approach	<ol style="list-style-type: none">1. <u>Reserve Price</u> To achieve the objective of good urban design, a Reserve Price may not be desirable for this kind of tenders. In case a Reserve Price is considered essential, a conservative price should be adopted to provide sufficient room for good design. It should also be made know to the tenderers, so that they would not waste resources to prepare tender submissions based on tender prices that would not be acceptable to Government.2. <u>Appropriate Design Merit to Premium weighting.</u> To strike a balance between design merit and land premium, a higher weighting for design merit shall be adopted;3. <u>Transparency of tender process.</u> To encourage more sensible discussions and engagements among the community, some specified key design information of the tenderer's submitted design proposals shall be able to open for exhibition for both professional institutions and the general public.
(B)	The Tender Assessment	<ol style="list-style-type: none">1. <u>Sound Assessment Criteria</u> Tender assessment criteria should fairly reflect the importance of various design aspects for a project, for example, the Public Open Space (POS)/ the Public Realm for this site should be given a higher weighting in the tender assessment criteria.

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		<p>2. <u>Public Views</u></p> <p>Views of professional institutes and the community collected during exhibition of the design proposals as suggested in (A) 3 above should be taken into consideration.</p>
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