

It is hereby notified that sealed tenders in triplicate are invited for the following:—

Tender Reference : **HB2025/OPR-LPH-OA1**
Subject : **Operation and Management of Light Public Housing at Olympic Avenue, Kai Tak (Phase 1)**

Closing Date and Time: **12.00 noon (Hong Kong Time) on 14 March 2025 (Friday)**

For paper-based tendering, tenders must be clearly marked with the tender reference and the subject of the tender on the outside of the envelope (but should not bear any indication which may relate the tender to the tenderer) addressed to the Chairman, Central Tender Board, and deposited in the Government Secretariat Tender Box ('GSTB') situated at Lobby of the Public Entrance on the Ground Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong, before 12.00 noon (Hong Kong Time) on the tender closing date of the tender as stated above. Tenders must be deposited in the tender box as specified in this tender notice ('Specified Tender Box') before the tender closing time. Late tenders or tenders not deposited in the Specified Tender Box will not be accepted.

If tropical cyclone signal No. 8 or above is hoisted, a black rainstorm warning signal or 'extreme conditions' announced by the Government is/are in force at any time between 9.00 a.m. and 12.00 noon (Hong Kong Time) on 14 March 2025, the tender closing time will be postponed to 12.00 noon (Hong Kong Time) on the first working day after the tropical cyclone signal No. 8 is lowered, or the black rainstorm warning signal or the 'extreme conditions' announced by the Government has/have ceased to be in force. In case of blockage of the public access to the location of the Specified Tender Box at any time between 9.00 a.m. and 12.00 noon (Hong Kong Time) on 14 March 2025, the Government will announce extension of the tender closing time until further notice. Following removal of the blockage, the Government will announce the extended tender closing time as soon as practicable. The above announcements will be made *via* press releases on the website of the Information Services Department below:—

<http://www.info.gov.hk/gia/general/today.htm>

Open tendering is adopted. All interested service providers are invited to tender. Please observe the qualifications/conditions for participation and tender requirements stipulated in the tender documents including the followings:—

- (a) A Tenderer (except a Tenderer which is an unincorporated joint venture) must be either:—
 - (i) a non-governmental organisation on the list of charitable institutions and trusts of a public character, which are exempt from tax under section 88 of the Inland Revenue Ordinance (Chapter 112 of the Laws of Hong Kong); or
 - (ii) holder of a valid property management company licence issued by the Property Management Services Authority under the Property Management Services Ordinance (Chapter 626 of the Laws of Hong Kong).
- (b) A Tenderer which is an unincorporated joint venture must fulfil the following criteria:—
 - (i) each participant of the joint venture must satisfy either of the requirements in sub-paragraph (a) above.

Tenderers may download the tender documents and/or submit the tenders electronically before the tender closing time *via* the e-Tendering System ('e-TS') on the website below:—

https://www.ets.gov.hk/eTp_ext/views/tenderDtIsDirect.zul?token=3f2509a1ed3b754d7be2e154a92fc1dc3d4e41cead7052b4ed6df1b14238a689

The respective tender notice of the Housing Bureau website may be referred to:—

https://www.hb.gov.hk/eng/policy/housing/policy/light_public_housing/tender.html

Introduction of the e-TS is available on the following website:—

<https://www.gov.hk/tc/theme/etendering/downloads/video/Introduction.mp4>

User manuals and videos can be found in the e-TS for tenderers to learn more about the operating process. If tenderers encounter any technical problems on the use of the e-TS, please contact the helpdesk of the e-TS *via* email at (info@ets.gov.hk) or by phone at 6310 9329.

Tenderers may also contact the Dedicated Team on Light Public Housing (DTLPH) under the Housing Bureau *via* email at (lph@hb.gov.hk) to obtain the softcopy of the tender documents. No hard copies will be provided. A complete set of tender documents in hard copy may be inspected upon appointment with DTLPH *via* the above means of contact.

The Government of the Hong Kong Special Administrative Region does not bind itself to accept the tender with the highest overall score or any tender, and reserves the right to negotiate with any tenderer about the terms of the offer.

Details of the award of this contract will be published on the following website:—

<https://pcms2.gld.gov.hk/iprod/#/scn00101>

24 January 2025

HO Wing-yin, Winnie *Secretary for Housing*