

**Tender for a Tenancy for Kai Tak Cruise Terminal  
(Tender Ref.: TC 1/2025)  
Response to Tender Enquiries**

**Asset Records**

**Q1 Will the Government advise the number of water tanks (fresh, flushing, and fire service) and grease traps/tanks at the terminal and their respective capacity?**

A1 Please refer to Enclosure 1 for information on water tanks and grease traps.

**Temporary Licensing**

**Q2 Will temporary or pop-up shops and kiosks in the following areas during event days and/or ship berthing days be permitted?**

- a) The Concourse
- b) South Podium Garden and North Podium Garden
- c) The Rooftop Park
- d) The Baggage Handling Area and Passenger Check-in & Waiting Area
- e) Gangway-level

A2 With reference to Clause 9.1 of the Form of Agreement, any uses other than that the designated uses shall have prior written approval of the Landlord. Any such proposed uses, e.g. temporary shops or kiosks, will be subject to (i) comments to be imposed by relevant government departments; (ii) compliance with the other requirements as set out in the Form of Agreement and (iii) compliance with relevant legislation, ordinances and regulations.

The Landlord's approval may be given or withheld at the Landlord's sole discretion and subject to conditions, including rent or fee, to be imposed on individual merits and as required by relevant government departments.

## **Modification and Adjustment to the Premises**

**Q3 Other than the existing Ancillary Commercial Area, does the Landlord allow the Tenant to create or designate new commercial spaces?**

A3 With reference to Clause 9.1 and Annex II of the Form of Agreement, the Tenant may propose changes to the floor area of the Premises subject to (i) the prior approval of the relevant government departments and compliance with relevant legislation, ordinances and regulations and (ii) the approval of the Landlord (which may be given or withheld at the Landlord's sole discretion).

**Q4 Can a Tenderer propose new vehicular and passenger flow in their Technical Proposal? What if the new flow proposals involve relocation of facilities/areas, thereby resulting in modification of layout and/or incurring costs?**

A4 Passenger flow and traffic management is one of the items in the Assessment Criteria of the Operation and Contingency Plan in the Technical Proposal. Proposals that could effectively discharge the obligations in Assessment Criteria 1 – 5 could contribute to achieving higher marks in the related criteria as more specifically provided in Note 2 of the Marking Scheme at Appendix B of the Terms of Tender. Proposals that are impractical or without information in any of the items required will lead to an “Unacceptable” grade for Assessment Criteria 1 – 5, which would lead to failing the concerned criteria, and, as per paragraph 3.3 of the Marking Scheme, would in turn lead to failing the overall Technical Assessment. The Tenderer should also be mindful that their proposals must comply with the requirements as set out in the Form of Agreement.

While the Government has always been open to consider proposals that could improve the operation of the Kai Tak Cruise Terminal, the proposals need to demonstrate merits and feasibility on various aspects governed by the tenancy agreement. In preparing the Technical Proposal, Tenderers should not assume that the Government as Landlord shall pay for all or part of any modification suggested by the Tenderer in

the Technical Proposal. On the other hand, the measures submitted by the Successful Tenderer in their Technical Proposal would become a Binding Proposal of the tenancy agreement as per Clause 11.3 of the Form of Agreement and it is the responsibility of the Successful Tenderer to implement such proposal.

(Issued on 8 June 2026)

## Kai Tak Cruise Terminal

<b>Water Tanks / Grease Traps</b>	<b>Capacity (m<sup>3</sup>)</b>	<b>Location</b>
<b>Fresh Water</b>		
Potable water tank	14.67	Underground Water Pump Room
Water tank for maintenance	1	Underground Water Pump Room
Cleansing water tank	2.97	Underground Water Pump Room
Water tank (commercial)	26	Underground Water Pump Room
Water tank (commercial)	26	Underground Water Pump Room
Cleansing water tank (commercial)	0.5	Underground Water Pump Room
Cleansing water tank (commercial)	0.5	Underground Water Pump Room
<b>Flushing Water</b>		
Flushing water tank	21.735	Underground Water Pump Room
Water tank for maintenance	1	Underground Water Pump Room
<b>Fire Services</b>		
Fire service tank (sprinkler)	124	1/F FS & Sprinkler Pump Room
Fire service tank	36	1/F FS & Sprinkler Pump Room
Fire service tank (drencher)	210	1/F Drencher Pump Room
Fire service tank for Apron	250	Underground On-shore FS Pump Room
<b>Grease Trap</b>		
Grease Trap	5.77	1/F Grease Trap Room
Grease Trap	3.6	1/F Grease Trap Room
Grease Trap	3.6	1/F Grease Trap Room
Grease Trap	2.4	1/F Grease Trap Room
Grease Trap	1.8	1/F Grease Trap Room
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