

## Tender for Converting Former Marine Police Headquarters into a Tourism-themed Development

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The Government will issue tomorrow (November 1) a Gazette notice inviting proposals to preserve, restore, and convert the former Marine Police Headquarters in Tsim Sha Tsui into a tourism-themed development (the Project).

A spokesman for the Tourism Commission said that there had been increasing calls from the community for the preservation of historic buildings and their conversion for heritage tourism uses, where the opportunity exists. Such efforts would enable local residents and overseas visitors to appreciate the unique cultural heritage of Hong Kong.

"The site of the former Marine Police Headquarters, located strategically at the heart of the major tourist area in Tsim Sha Tsui, offers the potential for adaptive reuse of an historic building," the spokesman said.

In line with the primary objectives of the Project, proponents need to meet a number of mandatory requirements on preservation drawn up in consultation with the Antiquities Advisory Board. These include requirements to preserve in-situ historic buildings within the MPHQ compound and the buildings of the Former Fire Station. Proponents would also need to demonstrate their financial capability to undertake the Project. Under these principles, proponents will be allowed flexibility to submit creative proposals for the development of retail, commercial and entertainment activities which will suit the unique character and setting of the site.

"In line with the spirit of preserving the unique cultural heritage as reflected in the rare example of Victorian-colonial architecture

preserved in its original form and integrity, we will assess proposals submitted, taking into account factors such as their performance in heritage conservation; the competence of the proponents in heritage tourism projects and managing such facilities, creativity of the concept and technical issues; as well as the economic and tourism benefits of the proposal," the spokesman said.

Details of the marking scheme would be attached to the Explanatory Note of the Tender Document.

The successful proponent will be granted the site for 50 years. The successful proponent will need to complete all necessary statutory procedures as required under relevant legislation, including the Antiquities and Monuments Ordinance, the Town Planning Ordinance, the Environmental Impact Assessment Ordinance and the Buildings Ordinance before beginning construction work on site.

Proponents should submit proposals in accordance with the procedures set out in the Tender Notice. Copies of the Tender Notice and Tender Document may be obtained from -

(a) Lands Department Headquarters

21st Floor, North Point Government Offices

333 Java Road

Hong Kong

(b) District Lands Office/Kowloon West

10th Floor, Yau Ma Tei Car Park Building

250 Shanghai Street

Yau Ma Tei

Kowloon

All proposals should be submitted to the Government Secretariat Tender Box situated at the lift lobby on the lower ground floor of

Central Government Offices (East Wing), Lower Albert Road, Hong Kong at or before noon on February 7, 2003.

To facilitate interested parties to prepare their submissions, a tailor-made website for the exercise at <http://www.mphq.gov.hk> will be launched at 9 am tomorrow (November 1). Interested parties may make site inspections in accordance with the procedures set out in the website.

"Our target is to award the project in the first half of 2003. We envisage that the project will be completed in 2007," the spokesman said.

End/Thursday, October 31, 2002