Northern Metropolis University Town
Hung Shui Kiu University Town

Application for Campus Area Sites

Guidance Notes

PREAMBLE

1. The National 15th Five-Year Plan expressed clear support for Hong Kong to further integrate into and serve the overall national development. The Government of the Hong Kong Special Administrative Region ("Government") has formulated "The First Five-Year Plan for Economic and Social Development of the Hong Kong Special Administrative Region (2026-2030)", outlining Hong Kong's development vision, core objectives, priority areas and major initiatives for the next five years, so as to proactively align with national development strategies and seize the significant opportunities brought by the development of the Guangdong-Hong Kong-Macao Greater Bay Area ("GBA"). These include, amongst others, accelerating the development of the Northern Metropolis ("NM"), developing an international innovation and technology ("I&T") hub, building an international hub for high-calibre talent, and consolidating Hong Kong's position as an international education hub. The NM will be developed with the objectives of university town, I&T, industry and environment suitable for living, working and travelling, with the aim of becoming a breakthrough point for Hong Kong's development.

2. As announced in the "Chief Executive's 2026 Policy Address", the Government will develop three university towns, which are the San Tin[1] ("ST"), Hung Shui Kiu[2] ("HSK") and Ta Kwu Ling[3] ("TKL") university towns in NM, based on the concept of town area comprising campus area, technology area, industry area and living community area, and planned around "One Town, Five Elements" (education, technology, industry, talent and urban development), to drive the overall development of the Northern Metropolis University Town ("NMUT"). The campus areas of the three university towns in ST, HSK and TKL amount to about 300 hectares. Together with the surrounding technology areas, industry areas and living community areas, the overall planned areas of the three university towns will exceed 1 000 hectares.

[1] Located in San Tin Technopole and the Ngau Tam Mei New Development Area (NDA)
[2] Located in the HSK/Ha Tsuen NDA
[3] Located in the TKL NDA (formerly known as the New Territories North New Town)

3. "Education – industry – urban development" will power the synergistic development of "technology–industry", establishing a talent hub for the GBA and the world. The objective is to build high-quality university towns that are suitable for education, research, innovation and living. The strategic positioning integrating the four pillars of "talent cultivation, scientific research, transformation of outcomes, industry development" will drive the synergistic development among the Government, industries, academia, research and investment sectors, in a bid to achieve the integrated development of education, technology and talent.

4. The Chief Secretary for Administration ("CS") has been leading the Working Group on Planning and Construction of the University Town ("the WG") under the Committee on Development of the Northern Metropolis in studying the development mode of the NMUT. By accelerating progress and enhancing efficiency, the WG has actively promoted cross-departmental collaboration to advance the planning and construction of the NMUT in a highly effective manner. Amongst the planning of the NMUT, a total of around 26 hectares have been reserved for the campus area development in the HSK University Town. With an overall strategic positioning as a cultivation centre for smart manufacturing applied higher education and internationalised talent, three campus area sites, namely Area (1), Area (2) and Area (3), will be rolled out for eligible post-secondary institutions to develop their campuses and facilities.

5. To grant the reserved campus area sites in an open, transparent, and meritorious manner, the Government invites applications on a competitive basis from eligible Applicants. While the development of the NMUT will in principle be undertaken on a self-financing basis, the Government will also provide optional loans to support part of the development costs of the campus area sites granted for the HSK University Town. The application requirements and implementation arrangements are set out in these Guidance Notes. In addition, the Applicant is advised to study relevant site profiles (at **Annex**) for details of the planning parameters of the campus area sites at the HSK University Town.

ELIGIBILITY REQUIREMENTS

6. The Applicant must, at the time of its application, be –

   (a) an institution established by the following Ordinance:

i. City University of Hong Kong Ordinance (Cap. 1132);
ii. Hong Kong Baptist University Ordinance (Cap. 1126);
iii. Hong Kong Metropolitan University Ordinance (Cap. 1145);
iv. Lingnan University Ordinance (Cap. 1165);
v. The Chinese University of Hong Kong Ordinance (Cap. 1109);
vi. The Education University of Hong Kong Ordinance (Cap. 444);
vii. The Hong Kong Polytechnic University Ordinance (Cap. 1075);
viii. The Hong Kong University of Science and Technology Ordinance (Cap. 1141);
ix. University of Hong Kong Ordinance (Cap. 1053); or
x. Vocational Training Council Ordinance (Cap. 1130)

OR

(b) a non-profit making post-secondary education institution, which should be supported by documentary evidence that:

i. it is an approved charitable institution or trust of a public character exempt from tax under section 88 of the Inland Revenue Ordinance (Cap. 112); **and**

ii. (A) it is incorporated under the Companies Ordinance (Cap. 622) and its Articles of Association contain all necessary clauses and articles required for the operation of post-secondary education in a college / an institution; or

(B) it is incorporated or established under other ordinances and that the Secretary for Education ("SED") is satisfied, having regard to its constitution, that it is fit to be considered for the land grant and / or the grant of the loan; **and**

iii. (A) it is registered under the Post Secondary Colleges Ordinance (Cap. 320); or

(B) it has made concrete plans and commitments for registration under Cap. 320, in which case, should the application be successful, the land grant will only be executed and the loan will only be disbursed after successful registration under Cap. 320. There will not be binding agreement for a grant of any of the sites concerned unless it is so registered under Cap. 320.

7. The application can be jointly made by more than one Applicant.

SCOPE OF SITE USAGE

8. Eligible Applicant(s) may apply for land grant for Area (1), Area (2) and/or Area (3) for the following development usage –

   (a) building permanent premises for expanding the capacity of post-secondary education institutions;

   (b) re-provisioning existing campuses;

   (c) providing or enhancing teaching and other ancillary facilities (e.g. library, laboratories, student guidance / career counselling centre, research related facilities, etc.) which serve to enhance the learning experience of or support for students; and/or

   (d) developing student hostels for students taking full-time post-secondary programmes to enhance the learning experience of the students.

9. The Applicant(s) must provide full-time and / or part-time locally-accredited post-secondary programmes leading to a qualification at sub-degree (i.e. higher diploma or associate degree) and/or degree levels on the campus area site(s) –

   (a) for face-to-face teaching programmes, "full-time" study should normally have a curriculum of not less than 450 contact hours per year. For non-face-to-face teaching programmes, "full-time" study should normally have a curriculum of not less than 1 350 study hours.
   (b) accredited programmes are those that have successfully undergone accreditation. In case of programmes offered by self-accrediting institutions, these programmes must undergo their own internal quality assurance mechanism. For non-self-accrediting institutions, their post-secondary programmes should be validated by a quality assurance agency recognised by SED.

10. The Applicant(s) should play a leading role in promoting Hong Kong as the international education hub.

11. In view of the strategic positioning of the HSK University Town, the Applicant(s) is/are expected to focus on cutting-edge interdisciplinary studies and addressing the relevant academic and technological needs of key industries in the GBA, thereby driving regional development. The Applicants should pursue collaborations with industries in the region in

terms of programme development, teaching and learning, internship and applied research, etc., with a view to nurturing talent required by relevant industries.

12. The Applicant(s) should proactively reach out to collaborate with renowned institutions and leading corporations in the Chinese Mainland and overseas for collaboration, which may include but not limited to joint programmes and research initiatives.

13. The Applicant(s) is/are encouraged to develop shared facilities for the use of other post-secondary education institutions.

LOAN

14. Loan proposal is optional and must be subject to basic terms while the Applicant(s) can propose competitive elements making reference to a set of indicative terms. Favourable consideration will be given to the Applicant(s) who do not require a loan or who are able to offer a financially competitive proposal.

Basic Terms

15. The amount of loan is capped at 50% of the total estimated development cost. The Applicant(s) is/are required to top up its own funding and/or funding from other sources to support the total development costs.

16. Loan shall be disbursed and repaid as described below –

    (a) The loan will be disbursed by instalment(s) over a maximum of ten years based on the expenditure pattern of the successful Applicant(s). The final instalment will be disbursed upon project completion; and

    (b) The loan shall be repaid by equal annual instalments over a maximum of 20 years from the date of the final drawdown.

Indicative Terms

17. The Applicant(s) is/are encouraged to propose the repayment terms, including the repayment period and interest rate, having regard to its specific circumstances[4]. For reference, assuming the loan will be repaid over 20 years from the date of the final drawdown, the indicative repayment

[4] For the avoidance of doubt, the Applicant may propose a shorter repayment period of, say, six years.

terms are as follows –

(a) from first drawdown to the sixth year of repayment: interest-free;

(b) from the seventh year to tenth year of repayment: at no-gain-no-loss rate[5]; and

(c) from the eleventh and twentieth year of repayment: at the return rate of the Government's fiscal reserves placed with the Exchange Fund (as established under the Exchange Fund Ordinance (Cap. 66))[6].

Extension of Loans

18. The successful Applicant(s) who apply for the loan may apply for an extension of the loan repayment period to no more than 25 years from the date of the final drawdown, subject to proven financial difficulties, payment of first ten repayment instalments as described in paragraph 16(b) above and interest at the return rate of the Government's fiscal reserves placed with the Exchange Fund after the first 20-year period.

19. The Government reserves the right to negotiate variable loan terms with the shortlisted Applicants.

20. The successful Applicant(s) who apply for the loan may draw down the loan on completion of the execution of all requisite legal documentation prepared by the legal adviser appointed by and acting for the Government (see paragraphs 40 to 43 below).

SUBMISSION OF APPLICATION

21. The Applicant(s) shall submit the application by the deadline of 5 pm on 31 December 2026 to the following address and e-mail –

Address	Secretariat of the Designated Vetting Group 7/F, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong
E-mail	nmut_hsk@edb.gov.hk

[5] As an indication, the no-gain-no-loss rate is 2.173% as at March 2026.

[6] As an indication, the return rate is 4.8% in 2026.

22. No supplementary information should be submitted after the deadline unless otherwise requested by the Government. The Government reserves the right not to further consider an application should the Applicant(s) fail to submit the information as and when required.

VETTING AND APPROVING APPLICATIONS

23. To facilitate the holistic evaluation of campus area site usage for the development of the NMUT, the "Designated Vetting Group" ("Vetting Group") led by CS will assess the applications, determine the grant of campus area sites and whether to accept, modify or reject the applications (and/or loan proposals) having regard to the merits of each case and the eligibility requirements.

24. In considering the applications, the Vetting Group will take into account the eligibility requirements and the merits of the applications, of each application. Vetting criteria include but are not limited to –

    (a) the alignment with the strategic positioning of the NMUT, in particular the proposal on the collaboration with renowned education institutions and enterprises in the Chinese Mainland and overseas;

    (b) the Applicant(s)'s organisation and management structure and track record in delivering post-secondary education in alignment with community needs and Government policies;

    (c) the justifications for needing a site or site(s) to expand the Applicant(s)'s capacity, and improve teaching and other ancillary facilities which serve to enhance the learning experience of or support for students and/or to reprovision existing campuses;

    (d) the programmes to be offered, mix of disciplines, possible synergies with the Applicant(s)'s existing programmes and facilities, and mechanism and measures to enhance the quality and standard of programmes;

    (e) the Applicant(s)'s proposed campus design / refurbishment plan, and implementation strategy, utilisation of the site / premises, the Applicant(s)'s financial capability to implement the project, and measures / facilities to enhance the learning experience of or support for students;

Specifically for loan application

(f) estimated development / refurbishment costs;

(g) financial viability of the application;

(h) repayment ability of the Applicant(s);

(i) proposed security arrangements (see paragraphs 40 to 43 below);

(j) institutional commitment in identifying funding sources other than the loan; and

(k) competitiveness of the proposed repayment terms.

25. The land grant applications will be considered on a competitive basis. The Vetting Group may request additional information from the Applicant(s) and, where appropriate, invite the Applicant(s) to make presentations on their proposals.

26. The approval of any application is at the absolute discretion of the Government. While the Applicant(s) may apply for one or more of the three Areas, the Government reserves the right to decide on the final granting of the site(s) within the three Areas based on the Vetting Group's evaluation and vetting of the application.

27. The Government is not obliged to approve any application or to grant any loan to any Applicant. The Government may also approve a partial loan to the Applicant. The granting of loan is at the absolute discretion of the Government.

28. Application(s) with loans recommended by the Vetting Group will be submitted to the Finance Committee of the Legislative Council for approval.

LAND GRANT PROCEDURES

29. If an application is chosen by the Vetting Group, upon receipt of a notification from the Vetting Group, the successful Applicant(s) shall submit a formal application to the Lands Department for the proposed land grant. The preliminary basic terms of the proposed land grant will be made to the Applicant(s) for consideration and acceptance. Upon receiving the Applicant(s)' acceptance of the basic terms and confirmation

that the successful Applicant(s) have all the required financial resources (including any required loans) to proceed with the development and complete the project in accordance with the requirements to be imposed in the proposed land grant conditions, the Lands Department may give formal approval to the proposed land grant by way of Private Treaty Grant with the policy support from the Education Bureau.

30. A binding agreement known as the Conditions of Grant will then be required to be executed, in which the Applicant(s) is/are obliged, among other things –

(a) to build and maintain upon the granted site(s) a building or buildings comprising non-profit-making post-secondary education institution(s) containing such facilities as shall be approved by the Government;

(b) not to use the granted site(s) and building or buildings erected thereon for any purposes other than those related to post-secondary education facilities as specified in item (a);

(c) to commence the operation of the post-secondary education institution(s) by a date specified in the Conditions of Grant and continue to operate the post-secondary education institution(s) on a scale and in all respects to the satisfaction of the Government;

(d) not to alienate (including assign, mortgage, charge, demise, underlet, etc. other than the Loan Agreement mentioned in paragraphs 40 to 43 below) the site or any part thereof or any building or part of any building thereon or enter into any agreement so to do; and

(e) to permit the granted site(s) to be used by other organisations as requisitioned by the Government.

31. In addition, the Conditions of Grant would contain a resumption clause which provides that the Government shall have the full power to resume, re-enter upon and re-take possession of all or any part of the granted site(s) if required for the improvement of Hong Kong or for any other public purpose whatsoever.

32. The successful Applicant(s) shall be required to pay a nominal land premium of HK$1,000 upon execution of the Conditions of Grant.

33. Upon execution of the Conditions of Grant, when funds are available from the relevant loan funding of the application or other sources and with the

knowledge of all the development and engineering conditions governing the development of the site, the Applicant(s) will then be in a position to seek professional advice and commission the preparation of detailed building plans for the granted site or site(s).

34. Apart from and without prejudice to the Conditions of Grant, the successful Applicant(s) is/are also required to meet the following conditions –

    (a) construct post-secondary education related facilities on the granted site(s), or such other plan as agreed by the Government;

    (b) take immediate possession of the granted site(s) after it is made available by the Government and proceed with the construction of facilities in item (a) above as soon as practicable, in any event subject to the terms and conditions of the Conditions of Grant;

    (c) responsible for any deposits required for electricity, water or other utilities; and

    (d) unless not practicable, the post-secondary education facilities when required shall be made available to the Education Bureau and any other organisations as may be approved by the Government for conducting public examinations, or organising educational or other activities.

35. The conditions set out in paragraphs 30 to 34 above are provided for guidance only and do not constitute the terms and conditions of the land grant. All matters are subject to the final Conditions of Grant, which shall prevail in case of any discrepancy.

SERVICE AGREEMENT

36. The successful Applicant(s) will be required to enter into a ten-year Service Agreement with the Government and, except for such amendments as may be agreed by the Government, be bound by the content of its application. Subject to any terms and performance measures that both sides may agree, the Government may renew the Service Agreement for further periods of up to ten years on each occasion.

37. If the successful Applicant(s) repeatedly fails to meet the milestones, standards, targets or site development set out in its application or is unable to make improvements to overcome identified problems or fail to comply

with the terms of the Service Agreement, the Government will serve a written notice to terminate the Service Agreement before it expires. In case of an early termination of the Service Agreement, the associated Conditions of Grant will also be terminated.

38. Upon expiry of the initial term of ten years and in the event that the Service Agreement is renewed, the Conditions of Grant should be subject to review for a further extended term to be co-terminous with the renewed Service Agreement subject to a maximum period of ten years on each occasion and subject further to the terms and conditions similar to those contained in the initial Conditions of Grant and other terms and conditions as shall be determined by the Government.

SUBMISSION OF PROGRESS REPORT

39. The successful Applicant(s) must submit annual progress reports in accordance with the implementation plan, quantitative and qualitative targets as well as the development schedule and the usage of campus as set out in its application.

LOAN AGREEMENT

40. The successful Applicant(s) that apply for the loan will be required to provide security and to sign a Loan Agreement, a legal charge / mortgage deed (if applicable) and any other legal documents with the Government as deemed necessary by the Government's legal adviser. Such Applicant(s) may offer property as security and enter into a legal charge, charging the secured property / properties to the Government. During the subsistence of the loan and upon demand by the Government, such Applicant(s) shall at its costs submit valuation report(s) of the property / properties charged to the Government at such intervals as the Government shall deem fit. Such valuation report(s) is/are to be prepared by qualified and reputable surveyor in the form to the satisfaction of the Government. After all the instalments of the loan have been fully repaid and all the sums (together with interest) demanded under the legal charge have been duly received, arrangements will be made for the property / properties to be released / discharged at such Applicant(s)'s costs and the title to the property /properties will revert back to such Applicant(s).

41. Where mortgage of the property is not applicable to the case of the successful Applicant(s) that applied for the loan (e.g. where there is no property or if the property is of insufficient security), the Government may require –

    (a) such Applicant(s) to provide other sufficient security to the satisfaction of the Government;

    (b) the parent organisation of such Applicant(s), if any, to enter into an unconditional and continuing guarantee on an irrevocable basis with the Government for the liabilities of such Applicant(s) in the form to the satisfaction of the Government; and / or

    (c) charging on the future income of such Applicant in the manner and in the form to the satisfaction of the Government.

42. As regards other types of security required, the successful Applicant(s) that applied for the loan may wish to note that a Bank Guarantee on an irrevocable basis or a Deed on "Charge over Deposit" or "Charge over Securities" are common forms of security. The Government will also consider a personal guarantee on an irrevocable basis to be given by the Board of Directors (or equivalent) of such Applicant(s) on the condition that they would execute a guarantee in the form acceptable to the Government subject to satisfactory credit review.

43. In considering the loan applications, the Vetting Group will also take into account the security arrangements proposed by the Applicant(s).

ADMINISTRATION OF THE LOANS

44. The Education Bureau will be responsible for the administration of the loans, including the execution of legal documents, the release of the loans, collection of loan repayments and monitoring record of individual loans.

45. The successful Applicant(s) that applied for the loan must submit, on an annual basis, audited statements of accounts showing the position of the loan and / or a progress report. If such Applicant(s) fail to submit the requested documents in a timely manner, the Government may demand the immediate return of all disbursed funds.

ENQUIRIES

46. The Guidance Notes are intended for explanatory purposes only. The Conditions of Grant, the Service Agreement and the Loan Agreement shall prevail over the Guidance Notes.

47. Enquiries relating to application may be directed to the Secretariat –

Address	Secretariat of the Designated Vetting Group 7/F, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong
E-mail	nmut_hsk@edb.gov.hk
Telephone	2115 2306
Fax	2827 1003

Education Bureau
September 2026

Annex

Northern Metropolis University Town
Hung Shui Kiu University Town
Application for Campus Area Sites

Site Profile

Area (1)

Major planning parameters:

Site Area	About 165,200 m^2 (Please refer to attached **Map 1**)
Maximum Plot Ratio ("PR") and Gross Floor Area ("GFA")	Maximum PR: 5 Maximum GFA: About 826,000 m^2
Maximum Building Heights	Site 4-17 (Area 31A): 80mPD Site 4-15 (Area 31B)*: 90mPD Sites 4-13a1, 4-13a2 and 4-13a3 (Area 32A): 150mPD Sites 4-12c1 and 4-12c2 (Area 32C): 130mPD Sites 4-12d and 4-16 (Area 32D)*: 130mPD Site 4-21 (Area 24B): 80mPD Site 3-52 (Area 35): 80mPD
Expected Site Possession Dates (i.e. expected dates of formed sites to be handed over to the successful Applicant)	Site 4-17 (Area 31A): 2026 Site 4-15 (Area 31B)*: 2026 Site 4-13a1 (Area 32A): 2028 Sites 4-13a2 and 4-13a3 (Area 32A): 2027 Sites 4-12c1 and 4-12c2 (Area 32C): 2027 Site 4-16 (Area 32D): 2027 Site 4-12d (Area 32D)*: 2028 Site 4-21 (Area 24B): 2027 Site 3-52 (Area 35): 2029 Subject to the finalisation of the execution of the requisite Service Agreement/Conditions of Grant

* Including portion originally planned for Road L21 as shown on attached **Map 1**.

Notes:

1. Area (1) is a key location of the Northern Metropolis University Town ("NMUT"), situated around the future town center of the Hung Shui Kiu/Ha Tsuen New Development Area ("HSK/HT NDA"). "Educational Institution" ("EI"), including university and its ancillary uses such as student hostels and staff quarters, is an always permitted use within Area (1) under the existing Outline Zoning Plan, save for Site 3-52 and the portion currently planned for Road L21 (as shown on the attached **Map 1**) which will be rezoned shortly to also allow "EI" use.

2. The maximum PR of the sites in Area (1) shall be 5, equivalent to a total GFA of about 826,000 m^2. The percentage of GFA allocated for student hostels and staff quarters shall not exceed 15% of the proposed GFA in Area (1). The Applicant of Area (1) is requested to provide indicative layout and elevation plans with development schedules showing the PR/GFA and building heights of the proposed developments in the area.

3. To promote the comprehensive planning of the Hung Shui Kiu ("HSK") University Town, the developments in Area (1) should adopt an integrated design. Appropriate pedestrian linkages and transport facilities should be considered for enhancing connectivity among different sites, and between Area (1) and its surrounding areas. Sites 4-17, 4-12d and 4-16 in Area (1) are traversed by or adjoining a planned river promenade. Site 4-17 also adjoins a planned district cooling system to its south. In considering the developments at the sites in Area (1), reference should be made to the surrounding developments, including their scale and building height.

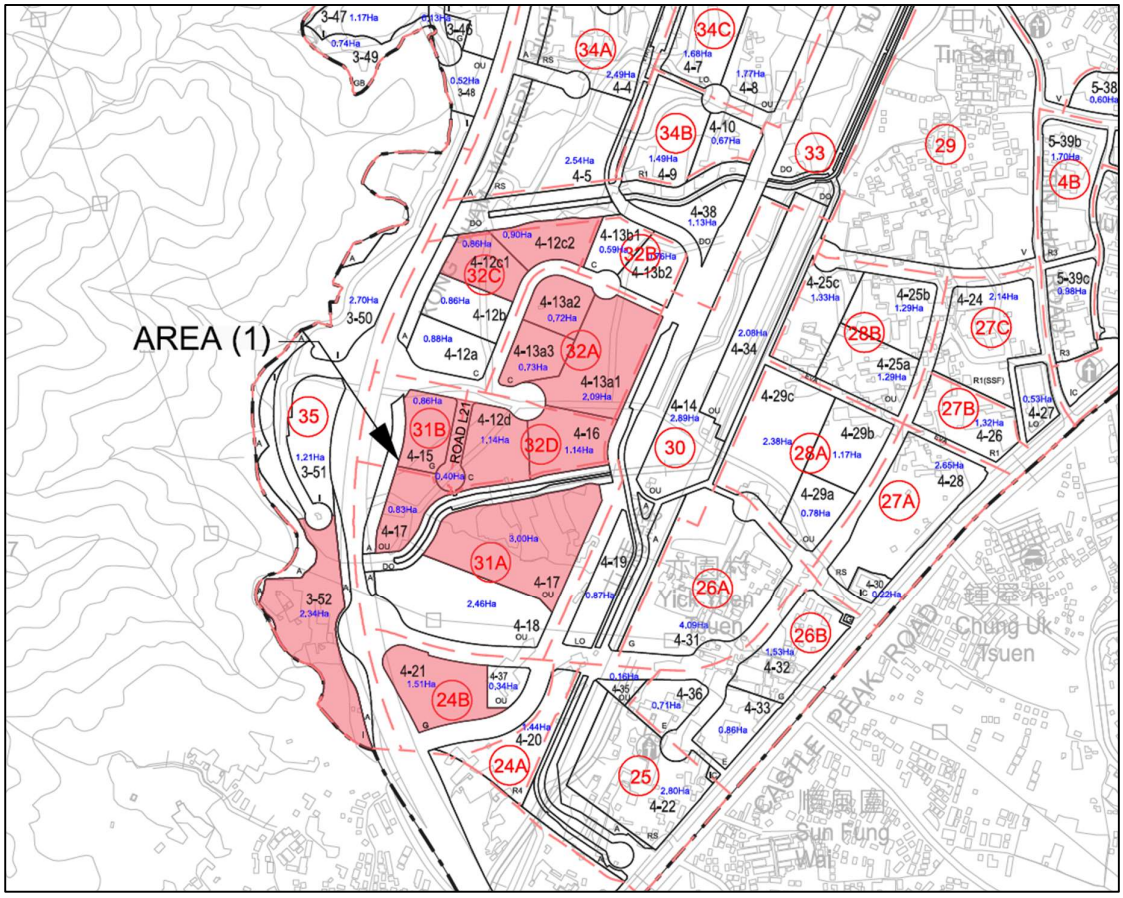
4. Certain developments in Area (1) such as student hostels and staff quarters, if any, may be subject to noise impact arising from nearby road traffic. To mitigate such impact, provision of centralised ventilation and air conditioning for these developments may be necessary. Subject to the successful Applicant's planning and design for the developments in Area (1), the central air conditioning required by such developments should as far as practicable be met through the district cooling system to be installed and operated by the Government.

5. Upon the announcement of the application result, a formal land grant application shall be submitted to the Lands Department for a Private Treaty Grant (i.e. Government lease) by the successful Applicant of Area (1) with policy support from the Education Bureau. It is not guaranteed that such application will be approved and if approved, it must be subject to such terms and conditions imposed.

6. The sites of Area (1) will be handed over to the successful Applicant on an as-is basis in phases after completion of the relevant site formation and engineering infrastructure works by the Government (see major planning parameters above). The successful Applicant of Area (1) may be required by government departments or public authorities for the operation of post-secondary institution to conduct preliminary studies/technical assessments, which may include geotechnical surveys and investigation, natural terrain hazard assessment, traffic impact assessment, visual impact assessment, air ventilation assessment, environmental assessments (such as air quality impact assessment and noise impact assessment), etc., and to implement any necessary mitigation measures as identified in the technical assessments. Utility or infrastructure reserves may be imposed on the sites as required by government departments. Subject to the comments from the concerned parties, the Government reserves the right to approve the proposed land grant and impose any terms and conditions on the land grant at its absolute discretion. The successful Applicant should also carry out necessary site preparation and alteration works at his own expenses.

7. The information above only constitutes a general summary of the major basic terms governing the proposed land grant based on the most updated information available and may not be exhaustive. Applicants are advised to examine carefully the possible site requirements before submitting their proposals. The Government reserves the right to make any changes at its absolute discretion before the execution of the Conditions of Grant.

Map 1 (for Area (1))



Note: The site boundaries are indicative and subject to further survey.

Area (2)

Major planning parameters:

Site Area	About 52,800 m^2 (Please refer to attached **Map 2**)
Maximum PR and GFA	Maximum PR: 5 Maximum GFA: About 264,000 m^2
Maximum Building Heights	Site 4-8 (Area 34C): 130mPD Sites 3-40 and 3-42 (Area 46): 90mPD
Expected Site Possession Dates (i.e. expected dates of formed sites to be handed over to the successful Applicant)	Site 4-8 (Area 34C): 2027 Site 3-40 (Area 46): 2027 Site 3-42 (Area 46): 2029 Subject to the finalisation of the execution of the requisite Service Agreement/ Conditions of Grant

Notes:

1. Area (2) is a key location of the NMUT situated near the future local community neighbourhood and the enterprise and technology park in the HSK/HT NDA. "EI" use, including post-secondary institutions and their ancillary uses such as student hostels and staff quarters, is an always permitted use within Area (2) under the existing Outline Zoning Plan.

2. The maximum PR of the sites in Area (2) shall be 5, equivalent to a total GFA of about 264,000 m^2. The percentage of GFA allocated for student hostels and staff quarters shall not exceed 15% of the proposed GFA in Area (2). The Applicant of Area (2) is requested to provide indicative layout and elevation plans with development schedules showing the PR/GFA and building heights of the proposed developments in the area.

3. To promote the comprehensive planning of the HSK University Town, the developments in Area (2) should adopt an integrated design. Appropriate pedestrian linkages and transport facilities should be considered for enhancing connectivity among different

sites, and between Area (2) and its surrounding areas. Site 4-8 adjoins a planned public open space to its west. In considering the developments at the sites in Area (2), reference should be made to the surrounding developments, including their scale and building height.

4. Certain developments in Area (2) such as student hostels and staff quarters, if any, may be subject to noise impact arising from nearby road traffic. To mitigate such impact, provision of centralised ventilation and air conditioning for these developments may be necessary.

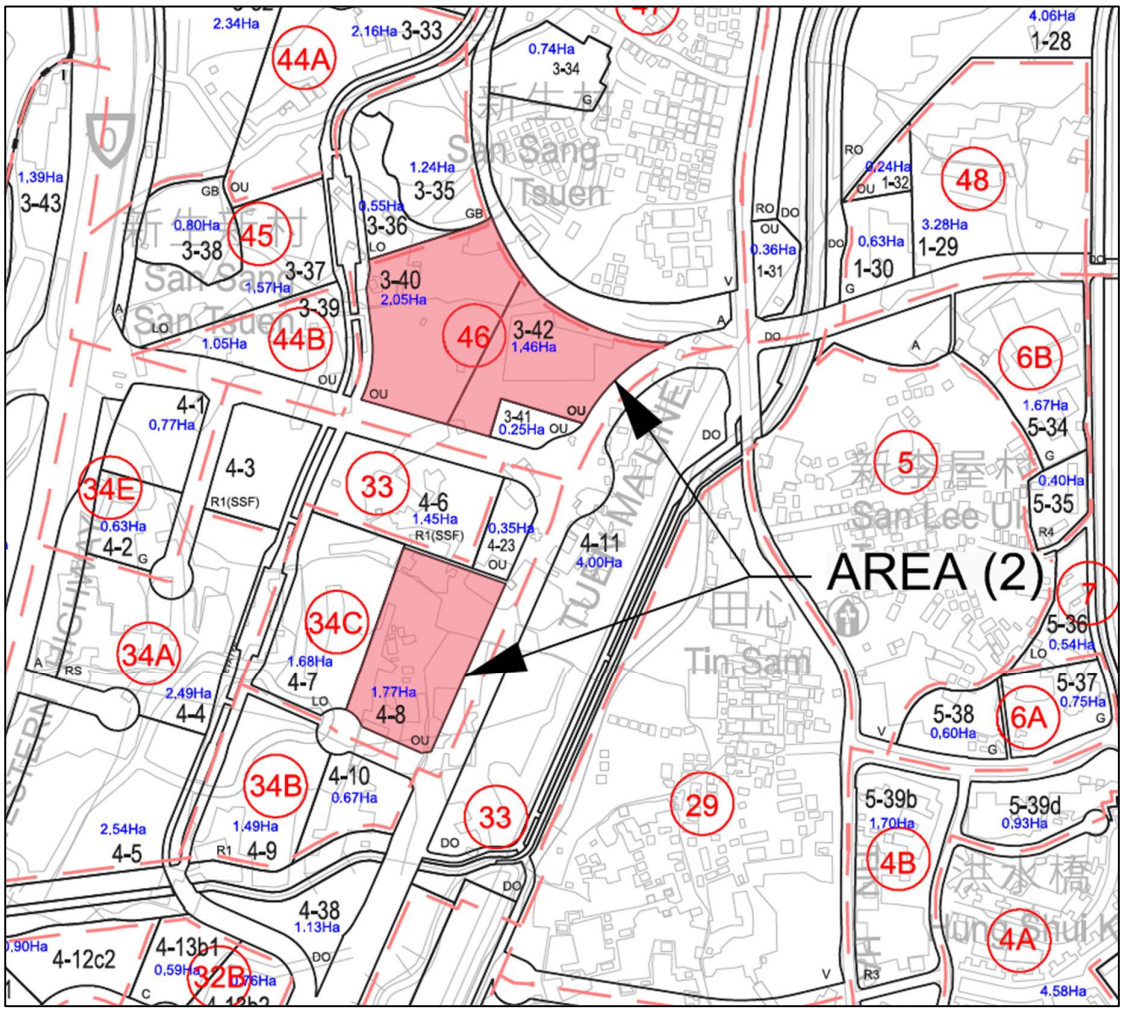
5. Upon the announcement of the application results, a formal land grant application shall be submitted to the Lands Department for a Private Treaty Grant (i.e. Government lease) by the successful Applicant of Area (2) with policy support from the Education Bureau. It is not guaranteed that such application will be approved and if approved, it should be subject to such terms and conditions imposed.

6. After completion of the relevant site formation and engineering infrastructure works by the Government, the sites in Area (2) will be handed over to the successful Applicant on an as-is basis in phases (see major planning parameters above). The successful Applicant may be required by government departments or public authorities for the operation of post-secondary institution to conduct preliminary studies/technical assessments, which may include geotechnical surveys and investigation, traffic impact assessment, visual impact assessment, air ventilation assessment, environmental assessments (such as air quality impact assessment and noise impact assessment), etc., and to implement any necessary mitigation measures as identified in the technical assessments. Utility or infrastructure reserves may be imposed on the sites as required by government departments. Subject to the comments from the concerned parties, the Government reserves the right to approve the proposed land grant and impose any terms and conditions on the land grant at its absolute discretion. The successful Applicant should also carry out necessary site preparation and alteration works at his own expenses.

7. The information above only constitutes a general summary of the major basic terms governing the proposed land grant based on the most updated information available and may not be exhaustive.

Applicants are advised to examine carefully for possible site requirements before submitting their proposals. The Government reserves the right to make any changes at its absolute discretion before the execution of the Conditions of Grant.

Map 2 (for Area (2))



Note: The site boundaries are indicative and subject to further survey.

Area (3)

Major planning parameters:

Site Area	About 43,700 m^2 (Please refer to attached **Map 3**)
Maximum PR and Maximum GFA	Maximum PR: 5 Maximum GFA: About 218,500 m^2
Maximum Building Height	110mPD
Expected Site Possession Date (i.e. expected date of formed site to be handed over to the successful Applicant)	2027 Subject to the finalisation of the execution of the requisite Service Agreement/ Conditions of Grant

Notes:

1. Area (3) is a key location of the NMUT situated near the future modern logistics cluster in the HSK/HT NDA. It will be rezoned by the Government shortly to also allow "EI" use.

2. The maximum PR of the site in Area (3) shall be 5, equivalent to a total GFA of about 218,500 m^2. The percentage of GFA allocated for student hostels and staff quarters shall not exceed 15% of the proposed GFA in Area (3). The Applicant of Area (3) is requested to provide indicative layout and elevation plans with development schedules showing the PR/GFA and building heights of the proposed developments in the area.

3. To promote the comprehensive planning of the HSK University Town, the developments in Area (3) should adopt an integrated design. Appropriate pedestrian linkages and transport facilities should be considered for enhancing connectivity between Area (3) and its surrounding areas. Area (3) adjoins the planned modern logistics cluster to its north. In considering the developments in Area (3), reference should be made to the surrounding

developments, including their scale and building height.

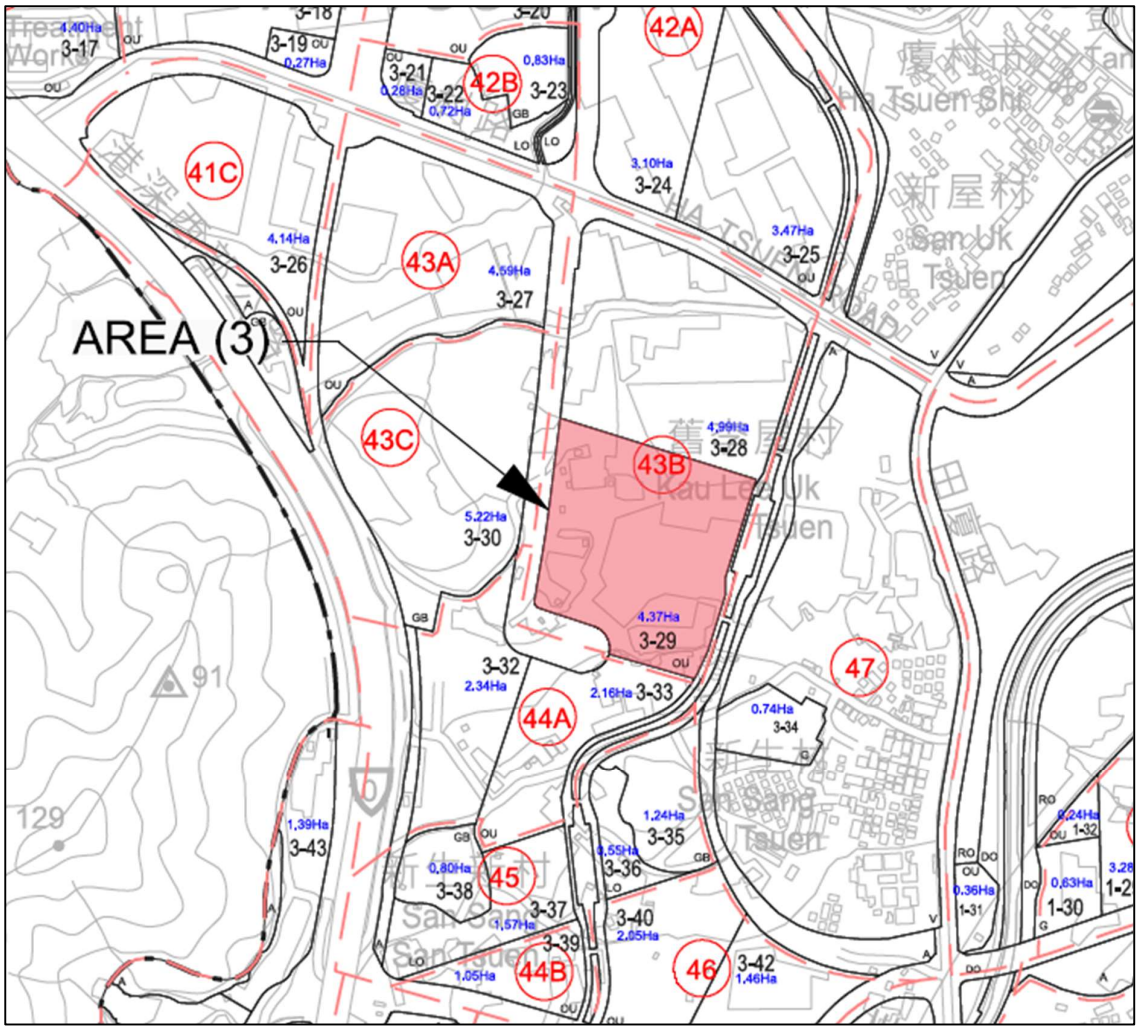
4. Certain developments in Area (3) such as student hostels and staff quarters, if any, may be subject to noise impact arising from nearby road traffic. To mitigate such impact, provision of centralised ventilation and air conditioning for these developments may be necessary.

5. Upon the announcement of the application results, a formal land grant application shall be submitted to the Lands Department for a Private Treaty Grant (i.e. Government lease) by the successful Applicant of Area (3) with policy support from the Education Bureau. It is not guaranteed that such application will be approved and if approved, it should be subject to such terms and conditions imposed.

6. After completion of the relevant site formation and engineering infrastructure works by the Government, the site in Area (3) will be handed over to the successful Applicant on an as-is basis (see major planning parameters above). The successful Applicant of Area (3) may be required by government departments or public authorities for the operation of post-secondary institutions to conduct preliminary studies/technical assessments, which may include geotechnical surveys and investigation, traffic impact assessment, visual impact assessment, air ventilation assessment, environmental assessments (such as air quality impact assessment and noise impact assessment), etc., and to implement any necessary mitigation measures as identified in the technical assessments. Utility or infrastructure reserves may be imposed on the site as required by government departments. Subject to the comments from the concerned parties, the Government reserves the right to approve the proposed land grant and impose any terms and conditions on the land grant at its absolute discretion. The successful Applicant should also carry out necessary site preparation and alteration works at his own expenses.

7. The information above only constitutes a general summary of the major basic terms governing the proposed land grant based on the most updated information available and may not be exhaustive. Applicants are advised to examine carefully for possible site requirements before submitting their proposals. The Government reserves the right to make any changes at its absolute discretion before the execution of the Conditions of Grant.

Map 3 (for Area (3))



Note: The site boundary is indicative and subject to further survey