19th September 2024

REQUEST FOR PROPOSAL
TO LEASE COMMERCIAL AREA (SHOP S301) ON ROOF FLOOR FOR SHOP/F&B OUTLET
AT KAI TAK CRUISE TERMINAL ("KTCT")

BACKGROUND:

Worldwide Cruise Terminals (Hong Kong) Limited, a Hong Kong-based joint venture held 60% by Worldwide Flight Services, 20% by Royal Caribbean, and 20% by Shun Tak Group, was awarded the license to manage and operate Hong Kong's Kai Tak Cruise Terminal since June 2013.

The Kai Tak Cruise Terminal ("KTCT"), located on the previous Kai Tak Airport runway, is a landmark site located in the heart of Victoria Harbour in East Kowloon (please see ***Attachment 1*** for details). The cruise terminal is a multifunctional building designed to:

- Cater to the world's largest cruise ships: the terminal is able to berth two of the world's largest cruise ships simultaneously;
- Provide leisure facilities to local residents and passengers alike: the cruise terminal is an iconic structure featuring a rooftop park with a stunning view over Victoria Harbour and the Hong Kong skyline;
- House commercial tenants and host events: the terminal provides retail spaces for F&B, retail and also venues for events, such as car launches, fun runs, concerts, and weddings. Highlights of some previous events are on our website: http://www.kaitakcruiseterminal.com.hk/mice-venues/

CRUISE PASSENGER THROUGHPUT:

Below are Kai Tak ship call statistics:
Kai Tak Cruise Terminal Year-On-Year Development

	Jun 2013+	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Passenger Times	35,322	100,866	228,809	372,946	732,586	712,872	730,661	88,323	254,001	11,845	396,470
% of HKG total				69%	87%	93%	94%	99%	100%	100%	94%
Lines Calling	4	8	9	18	16	17	19	8	2	2	9
Ship Days	15	49	75	120	216	198	204	30	87	7	152
Total Calls	9	28	56	95	190	171	178	23	87	4	138
% of HKG total		20%	39%	50%	78%	81%	82%	92%	100%	100%	84%
Cumulative Calls	9	37	93	188	378	549	727	750	837	839	977
Cumulative Contribution*	$74m	$306m	$769m	$1,554m	$3,125m	$4,538m	$6,010m	$6,200m	$6,919m	$6,936m	$8,077m

** per 2019 government estimates, the average ship call contribution to Hong Kong's economy in 2018 equaled HK$8,266,667.*

Figures are for reference only. Statistical methods have changed over the years. Operator statistics may differ from other sources.

KTCT's first berth was completed in June 2013 and the building has been open to the public since October 2013. The Kai Tak Cruise Terminal passenger throughput reached the government's throughput objectives for 2023 six years early, in 2017. In 2019, there were more than 170 ship calls at KTCT. Hong Kong had over 900,000 cruise passenger movements in 2019, nearly five times 2013's total of 190,000. KTCT handled over 90% of Hong Kong's 2019 cruise passenger movements. A schedule of planned future cruise ship calls is available at http://www.kaitakcruiseterminal.com.hk/schedule/ and will be updated from time to time. Cruise lines may revise their ship call schedules and future planned calls may or may not be affected.

KAI TAK CRUISE TERMINAL PARK & KAI TAK SKY GARDEN:

Kai Tak Cruise Terminal Park : The rooftop park at KTCT is managed by the Leisure and Cultural Services Department ("LCSD") (http://www.lcsd.gov.hk/parks/ktctp/en/index.php). The park and other designated public areas of the cruise terminal are open to the public year-round from 7:00AM – 11:00PM.

Kai Tak Sky Garden : Kai Tak Sky Garden is situated at the former Kai Tak Airport runway along Shing Fung Road. This new landmark has been designed as an aviation-themed sky garden and was officially opened on the 21st of May 2021.

TRANSPORT CONNECTIVITY (https://www.kaitakcruiseterminal.com.hk/facilities/getting-here/)**:**

- GMB: the terminal is served by green minibus route #86, running between Kowloon Bay MTR and the cruise terminal with a 8-25 minutes headway.
- Franchised bus: Citybus operates 3 routes (i) route #22 connecting Kowloon Tong MTR station and the cruise terminal; (ii) route #22M connecting Kai Tak MTR station of the Tuen Ma Line and the cruise terminal; and (iii) route #20A connecting High Speed Rail West Kowloon Station and the cruise terminal, with 30-35 minutes headway of each route. In addition, there is a bus route 22X (circular) from Citybus connecting One Victoria at Shing Fung Road (near Kai Tak Cruise Terminal) and Muk On Street (Kai Tak Station) and there is another bus route 22D (circular) from Citybus connecting Kai Tak Station and the Runway Area (Muk On Street, Shing Kai Road and Shing Fung Road near Shing King Street).
- Franchised bus: KMB operates a route #5R connecting Ngau Tau Kok MTR station, Kwun Tong MTR station and the cruise terminal, running twice per hour.
- Ferry: North Point – Kai Tak Public pier – Kwun Tong ferry service commenced in 2016, and provides connections to the Kwun Tong and North Point ferry piers infrequently on weekends and holidays.
- Car Park: The terminal has a public car park with approximately 114 spaces for hourly parking.

The above public transport services are for reference only and are subject to change by the respective public transport operator. WCT has no warranty regarding the public transport services. Please obtain the latest services/information from the website of the public transport operators and/or Transport Department.

DISTRICT DEVELOPMENTS:

According to the website of the Lands Department, 11 residential land lots at the south end of the former runway (along Shing Fung Road) have been sold since 2018. The remaining land lots are NKIL6592 (for residential use), NKIL6546 (renamed as NKIL6650) & NKIL6547(renamed as NKIL6550) for commercial/hotel use, and NKIL6578 (temporarily occupied by the community isolation facilities). Most of the residential developments of the land sold along Shing Fung Road will be completed latest by 2025/2026 of which some residential developments (such as One Victoria) have already been occupied (information for reference only and please obtain the updated information from the respective developers).

Government Flying Service (GFS) Kai Tak Division: The helicopter pad adjacent to the Kai Tak Cruise Terminal commenced operations in 2022. More information is available from the website of GFS: https://www.gfs.gov.hk/en/about-gfs/location/kai-tak/index.html

SIZE AND LOCATION OF THE SHOP

Shop S301 is available for lease now. The size of shop S301 is 354.7 sq.m. / 3,818 sq.ft. (see ***Attachment 2*** for details). This shop is located at the southern portion on R/F of Cruise Terminal and facing the Kwun Tong Typhoon Shelter / Hong Kong Children's Hospital and the rooftop garden.

Floor plans and photos of Shop S301 are shown in ***Attachment 3*** and ***Attachment 4*** respectively for reference only. Shop S301 will be provided in as is condition (i.e. with existing fixtures & fittings and the furniture & equipment left at this shop by the previous tenant). Prospective tenants will be required, at the request of WCT to reinstate this shop to 'bare shell' condition at the termination of the lease unless otherwise agreed with landlord, head landlord, and incoming tenant (if any).

FITTING-OUT RULES AND REGULATIONS OF KAI TAK CRUISE TERMINAL:

Please refer to the ***Attachment 5*** for details.

LIST OF BUILDING SERVICES PROVISIONS FOR SHOP S301:

Please refer to the ***Attachment 6*** for details.

ATTRACTIVE RETAIL / F&B / ENTERTAINMENT OPERATIONS AT SHOP S301 ON R/F OF CRUISE TERMINAL:

WCT is looking for operator(s) to open up distinctive and attractive retail / F&B / entertainment operations at **Shop S301**.

REQUEST FOR PROPOSAL:

If you are interested, please submit a tenancy proposal for **leasing the above mentioned shop** at the cruise terminal to WCT that puts forth:

- A description of Tenant's anticipated business at the Terminal. If the proposed business is related to food and beverage, please provide information on type of cuisine and operating hours envisioned (please refer to the ***Attachment 7*** of the existing operators at cruise terminal for details);
- Tenant's projected business plan including an executive summary of the projected sales, and plans for marketing the venue;
- Estimation of investment to outfit the shop and any plan for renovation during the term of tenancy;
- The proposed starting date * and duration of the tenancy agreement (in any case, the expiry date of the proposed tenancy should not be later than 28th May 2028);
- The fixed rental rate (as HKD/ sq.m./ m.) on an increasing scale over the length of the tenancy agreement, commencing immediately, preferably without rent-free period; The proposed rental shall be exclusive of rates, monthly DCS (district cooling system) Capacity Charge (currently charged by the Government at HK$14,122.06, subject to revision), utilities and other outgoings;
- The variable rental rate (as % of turnover/ m.) on an increasing scale over the length of the tenancy agreement;
- Any performance criteria (if applicable)

Remarks : WCT has the sole discretion to accept or reject any proposal without the need to explain its selection criteria or considerations to any party in this exercise and it does not warrant that any submitted proposal will be accepted.

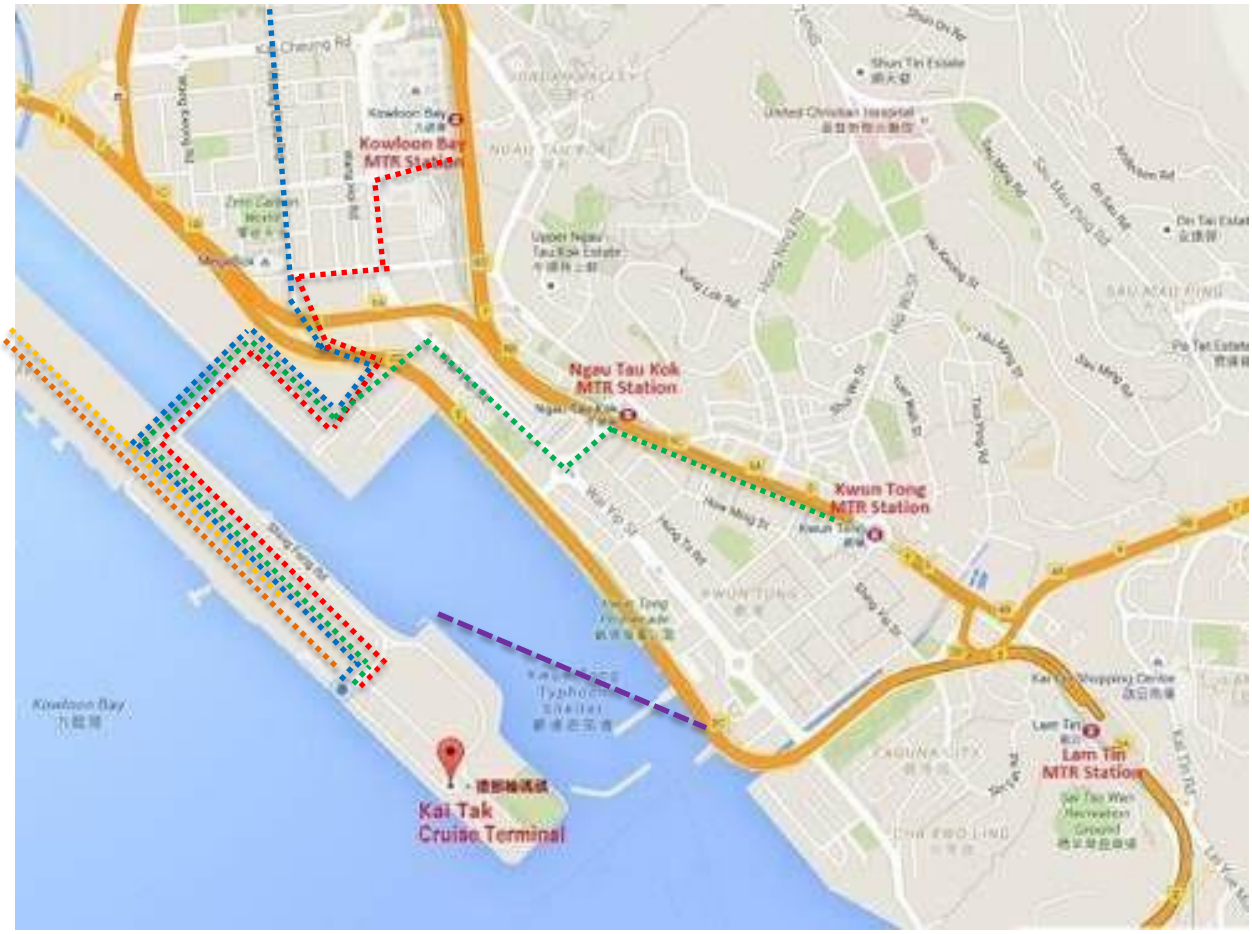
More information about the cruise terminal is available at our website (www.kaitakcruiseterminal.com.hk). If you would like to conduct site inspection or have any queries about the premises and proposal submission, please address your request and/or queries to the Leasing Manager by email or by post at:-

To : Worldwide Cruise Terminals Consortium ("WCT")
c/o Worldwide Cruise Terminals (Hong Kong) Limited
1/F., Kai Tak Cruise Terminal, 33 Shing Fung Road, Kowloon, Hong Kong
Attention : The Leasing Manager
Email : leasing@worldwidecruiseterminals.com.hk
Tel : (852) 3465-6888

If you are interest to lease the subject premises, please send your proposal to us and please include the particulars of the contact person from your company to whom we can direct our enquiries in your proposal/submission.

Attachment 1 :

Location and transport connectivity of the Kai Tak Cruise Terminal



Public Transport to Kai Tak Cruise Terminal ("KTCT")

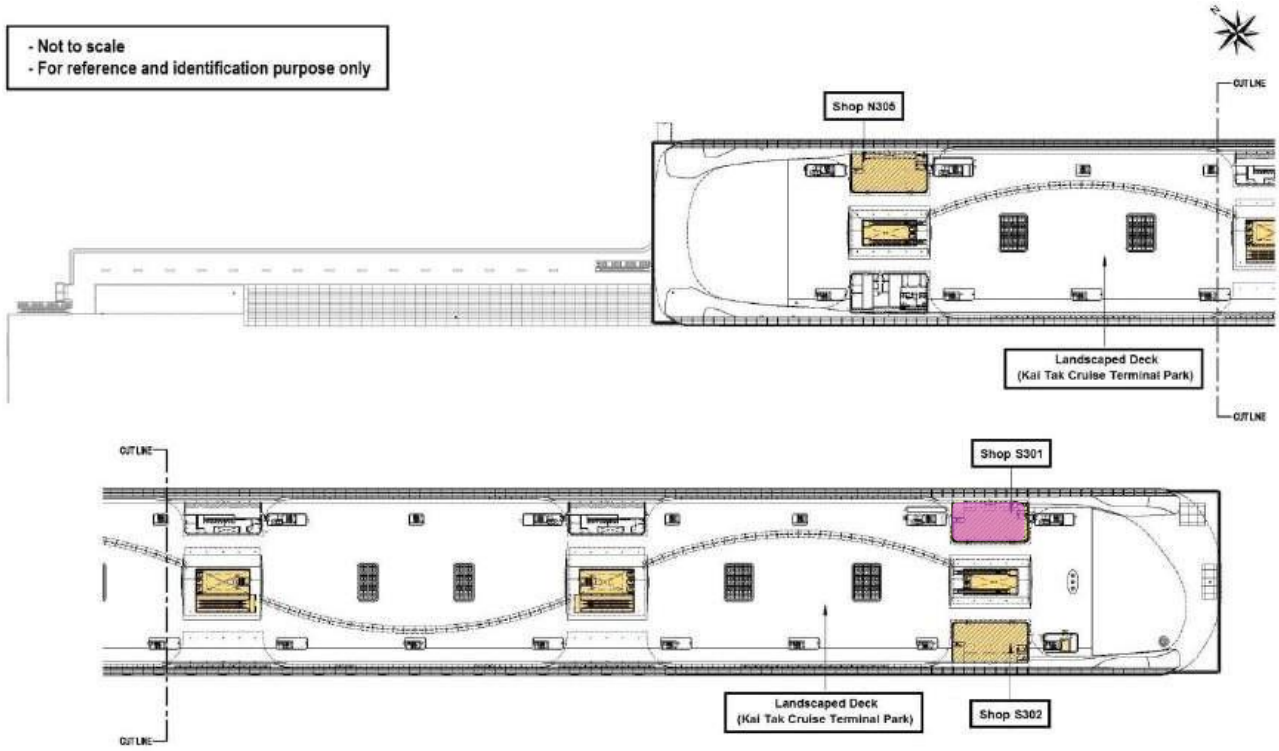
- Green Minibus Route No. 86 (To Kowloon Bay MTR Station)
- KMB Bus Route No. 5R (To Kwun Tong MTR Station via Ngau Tau Kok MTR Station)
- CITYBUS Bus Route Nos. 22, 22M (To Kowloon Tong MTR Station & Kai Tak Station – Tuen Ma Line respectively)
- CITYBUS Bus Route No. 20A (to High Speed Rail West Kowloon Station) (via Shing Fung Road)
- Ferry Service (from Kai Tak Public Pier to Kwun Tong Public Pier / interchange with North Point, Sai Wan Ho Ferries, bus terminus for 11D, 23, 74X, 80, 80X, 83X, 93A, 268C, 269C, GMB 22A, 103)

Public Transport to Shing Yu Lane, near Kai Tak Cruise Terminal

- CITYBUS Bus Route No. 22X (near KTCT) (from Shing Yu Lane to Kai Tak Station) (via Road D3)

Public transport services are for reference only and should be subject to change by respective public transport operator. WCT has no warranty of the public transport services. Please obtain the latest services/information from the website of the public transport operators and/or Transport Department.

Attachment 2 :
The floor plans – A closer look
<u>Roof Floor : Shop S301:</u>

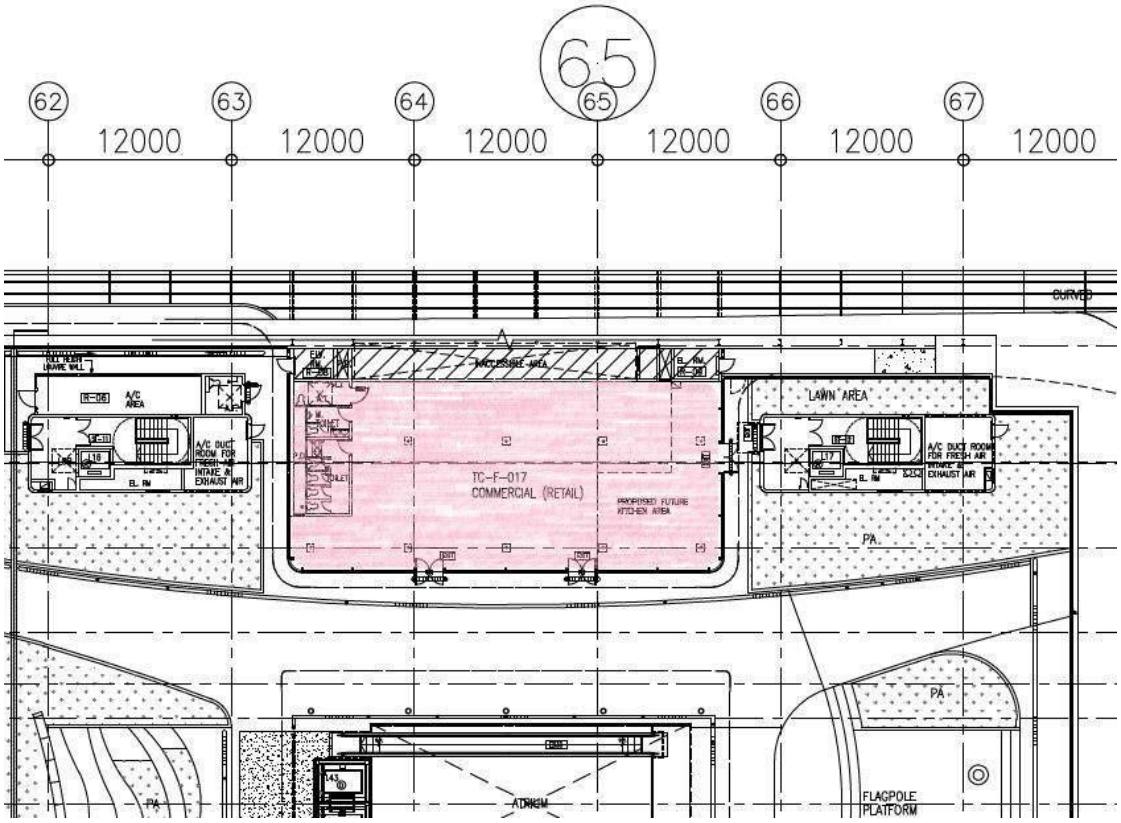


ROOF PLAN

KAI TAK CRUISE TERMINAL

Attachment 3

Floor plan of Shop S301



- **For identification purpose only**
- **Not to scale**
- **Subject to change by the Government**

Attachment 4:

Shop S301 : Photos for reference

Existing as-is Condition

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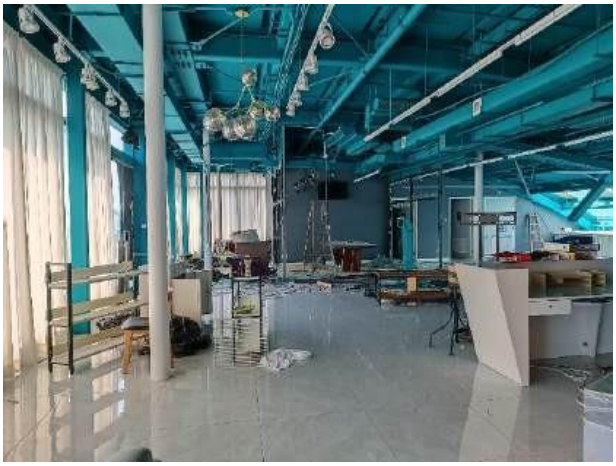


Original Bare Shell Condition

Attachment 5

FITTING OUT
RULES AND REGULATIONS

FOR

Kai Tak Cruise Terminal

33 Shing Fung Road, Kowloon, Hong Kong

Worldwide Cruise Terminals (Hong Kong) Limited

1. FITTING-OUT AND ALTERATION, ADDITIONS AND IMPROVEMENT WORKS

1.1 Fitting-out of the Premises

The Tenant shall fit out the interior of the Premises in accordance with the following requirements:

(a) The Tenant shall not carry out any work to the Premises including alteration, addition or improvement ("AA&I"), decoration, installation and fitting out without the prior written approval of the Landlord. No work shall commence until all necessary approvals licences permits permissions and consents have been obtained from the relevant competent authorities.

(b) Prior to the commencement of any work to the Premises, the Tenant shall furnish to the Landlord full details of all plans drawings and specifications together with technical proposal in accordance with the Technical Schedule annexed hereto as Annex for the Landlord's prior written approval. The approval to be granted shall be subject to such condition as the Landlord may think fit.

(c) The Tenant's works in the Premises shall be carried out in accordance with the approved plans drawings specifications and technical proposal and specifications stipulated in Annex. Any deviation therefrom shall be rectified forthwith by the Tenant.

(d) In carrying out such work hereunder, the Tenant shall and shall cause its servants agents sub-tenants licensees contractors and workmen to cooperate fully with the Landlord and/or the agent of the Landlord and/or the Property Manager and their/its servants agents contractors and workmen to obey and comply with all instructions and directions which may be given by the Landlord and/or the agent of the Landlord and/or the Property Manager in connection with carrying out of such work and any rules, regulations or procedures as the Landlord and/or the Property Manager may make or implement from time to time for the fitting out, decoration and alteration of the Premises.

(e) The Tenant shall not make any variation to the approved plans drawings specifications and technical proposal and specifications stipulated in the Annex without the prior written approval of the Landlord.

(f) Delays howsoever occasioned in the submission / resubmission of plans drawings specifications and technical proposal and in the approval of the same shall not give rise to any claim for compensation such as rent free period or Rent abatement or

affect the commencement of the term of the tenancy agreement concerned.

(g) For the dismantling of any part of the E&M Facilities installed by the Landlord, the Tenant shall keep such part in good condition and shall consult the Landlord on whether such part is to be disposed of by the Landlord or by the Tenant and if so instructed by the Landlord, the Tenant shall at its own cost and expense dispose such part.

(h) If so instructed by the Landlord, the Tenant shall at its own risk, cost and expense store such part so removed and shall upon the expiration or early termination of the tenancy agreement concerned, at its cost and expense reinstate such part at the relevant part of the Premises to the satisfaction of the Landlord.

(i) The Tenant shall be responsible for the maintenance of all fitting out and/or AA&I works (including installation of new part of E&M Facilities) carried out by the Tenant and if so required by the Landlord, to reinstate the Premises to their original condition at its own cost and expense at the expiration or early termination of the tenancy agreement concerned.

(j) Any approvals given under this Fitting Out Rules and Regulations shall not impose on the Landlord any liability in respect of any non-compliance of any legislation or law, inadequacy or deficiency in the plans, drawings, specifications, technical proposal and specifications or works.

(k) The Tenant must allow reasonable access to other contractors authorized by the Landlord to carry out interface works and the agent / representative of the Landlord to inspect the premises at any time while fitting out works or AA&I works are underway.

1.2 Additional fire prevention and fire fighting equipment

The Tenant shall at its own cost and expense install and maintain in and upon the Premises such additional fire prevention and fire fighting equipment as may be required by and to the satisfaction of Fire Services Department.

1.3 Fitting-out rules

The Landlord reserves the right to update / revise this Fitting Out Rules and Regulations from time to time which are in its good professional judgment necessary and adequate to maintain the image, nature and character of the Cruise Terminal as a first class cruise terminal and ancillary commercial complex.

ANNEX

Technical Schedule

1. Technical Proposal

1.1 Seven (7) sets hardcopy of complete technical proposal (including perspective drawings, detailed drawings, electrical schematic drawings, specifications and other design information as required by the Landlord) or such other number as required by the Landlord shall be submitted to the Landlord for approval prior to the commencement of any fitting out works or AA&I works. In addition, one (1) set softcopy of complete technical proposal shall be submitted to the Landlord for record.

1.2 The fitting out plan or AA&I plan shall be prepared by an Authorized Person.

1.3 The Authorized Person of the Tenant shall:-

(i) design, co-ordinate and supervise all fitting-out works or AA&I works from plan submission to completion of works;

(ii) implement the fitting out works or AA&I works which shall fully comply with the Buildings Ordinance and other relevant statutory requirements;

(iii) certify completion of works in accordance with current legislation, regulation and the fitting-out plan or AA&I plan;

(iv) bear the full responsibility of his/her design, planning and supervision of the fitting out works or AA&I works; and

(v) ensure that no part of the works may have any adverse effect, structurally or in any other ways, on the Cruise Terminal.

1.4 The Tenant shall engage an independent checker who shall be an Authorised Person independent of the Authorized Person stated in para.1.2 above to verify, demonstrate and certify that the fitting-out works or AA&I works is in full compliance with the Buildings Ordinance and other relevant statutory requirements and no part of the works may have any adverse effect, structurally or in any other ways, on the Cruise Terminal.

1.5 The Landlord shall be entitled to examine the technical proposal for 21 working days or a longer period as the Landlord deems necessary. The approval of the Landlord does not in any way imply the Landlord's endorsement of the specifications upon which the proposal has been based nor guarantee the performance under all condition of the plant and material used.

1.6 Prior to commencement of the works, the Tenant shall provide a certificate for insurance for third party liability during the fitting out period of the Premises with a sufficient coverage for each single claim to be advised by an insurance adviser. In any event, the coverage for each

single claim shall be not less than HK$20,000,000 and shall cover the Landlord and any other party as the Landlord requires as the Insured in the insurance policy.

1.7 Upon completion of fitting-out works or AA&I works, the Authorized Person shall provide a "Work Completion Certificate" attached with schematics and text reports (if any) to the Landlord for retention.

1.8 The Tenant shall at its own cost and expense undertake to rectify any works that do not comply with the legislative requirements and/or approved technical proposal.

2. GENERAL

2.1 The design shall comply with all applicable statutory requirements, all applicable requirements set out in relevant standards, specifications, rules and code of practice and the prevailing edition of General Specification for Building published by the Architectural Services Department.

2.2 The design shall allow for sufficient access to and from the services and fixture within the Premises for regular maintenance without detriment to the Tenant's decoration and installation.

2.3 All fitting-out works or AA&I works must be carried out in a good and proper workmanlike manner using good quality material and in all respects commensurate, reaches, matches to a standard which does not fall below the standard of decoration, finish, fitting and facilities of the Premises as a first class cruise terminal and ancillary commercial complex.

2.4 The interior design, layout and appearance of the fitting-out area or AA&I area shall be consistent and harmonious with the overall interior design of the Cruise Terminal Building.

2.5 All materials used for fitting-out works or any AA&I work must not contain asbestos in any form.

2.6 The Tenant shall indicate his design loading in the technical proposal and liaise with ArchSD (if requested by the Landlord) for structural checking of the floor loading.

2.7 The maximum superimposed load within Apron Area shall be restricted to 20kN/m2.

3. E&M Facilities

3.1 All fitting-out work or AA&I works on E&M facilities shall be carried out in accordance with the applicable requirements laid down in the latest edition of, but not limited to, the following Ordinances and their subsidiary regulations, specifications, rules and codes of practice:

(A)	Air Pollution Ordinance (Cap. 311);
(B)	Building Ordinance (Cap. 123);
(C)	Construction Workers Registration Ordinance (Cap. 583);
(D)	Electricity Ordinance (Cap. 406);
(E)	Factories and Industrial Undertakings Ordinance (Cap. 59);
(F)	Fire Services Ordinance (Cap.95);
(G)	Occupational Health and Safety Ordinance (Cap. 509);
(H)	Ozone Layer Projection Ordinance (Cap. 403)
(I)	Place of Public Entertainment Ordinance (Cap. 172);
(J)	Public Health and Municipal Services Ordinance (Cap. 132);
(K)	Telecommunication Ordinance (Cap 106);
(L)	Waste Disposal Ordinance (Cap. 354)
(M)	All General Specifications issued by Architectural Services Department and Electrical and Mechanical Services Department
(N)	The Supply Rules of CLP Power Hong Kong Ltd.;
(O)	Code of Practice for the Electricity (Wiring) Regulations issued by Electrical and Mechanical Services Department
(P)	Code of Practice for Installation of Electrically Operated Sliding Gates, Sliding Glass Doors and Rolling Shutters issued by Electrical and Mechanical Services Department
(Q)	Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment issued by Fire Services Department
(R)	Code of Practice for Metal Scaffolding safety issued by the Labour Department;
(S)	Code of Practice for Safety and Health at Work for Manual Electric Arc Welding issued by Labour Department
(T)	Code of Practice for Safety and Health at Work for Gas Welding and Flame Cutting issued by Labour Department; and
(U)	Code of Practice on the Packaging, Labeling and Storage of Chemical Wastes issued by Environment Protection Department

4. Competent Contractors

4.1 All fitting-out work or AA&I works shall be carried out by competent contractors in the relevant discipline/trades.

(a) All electrical installation works shall be carried out by Registered Electrical Contractors/Registered Electrical Workers under the Electricity (Registration) Regulations (Cap. 406D).

(b) All installation works of gas appliances and towngas supply system shall be carried out by registered gas contractor under the Gas Safety (Registration of Gas Installers and Gas Contractors) Regulations (Cap 51).

(c) All fire services installation works shall be carried out by Registered Fire Services contractors under Fire Service (Installation Contractors) Regulations, Chapter 95A.

(d) All installation works of tubing and piping and all other water supply works shall be carried out by licensed plumbers licensed under Waterworks Regulation.

(e) All fitting out work and AA&I works shall be carried out by Registered General Building Contractors registered under the Buildings Ordinance (Cap.123)

4.2 Any work in relation to electrical, MVAC, fire services, plumbing and drainage, associated ELV systems, irrespective of either within or outside the premises are required to be carried out at the Tenants' cost by the contractors nominated or approved by the Landlord. However, it must be emphasized that it is the Tenants' liability to ensure the correctness and sufficiency of the design instead of the nominated contractors. It is also the Tenants' responsibility to coordinate their designer, contractors with these nominated contractors.

4.3 The Landlord may impose additional qualification requirements of the contractors in the approval of technical proposal.

4.4 After completion of the works, the Tenant shall provide a copy of the Work Completion Certificate together with schematics and test reports issued by the Registered Contractors/Workers to the Landlord for retention.

5. FITTING OUT or AA&I METHOD

5.1 All fitting-out works or AA&I works must be carried out in such a way that cruise terminal building including its services installations, the passengers, public and other users are protected from excessive risk, noise and dirt. Protective hoarding must be erected to enclose the works area. Unless otherwise approved, the working process and all materials and debris must be confined within area earmarked on the drawing.

5.2 All building debris and rubbish must be regularly carted away from time to time as directed by the Landlord or agent of the Landlord or property manager. Only the services lift may be used for transportation of material and debris.

5.3 All wiring must be of concealed type and enclosed in metal conduits, trunking or ducting.

5.4 The Tenant shall protect all the existing services or installation during the fitting out period and shall indemnify and keep indemnified the Landlord, its agent, its officers and servants from and against all actions, suits, costs, expenses, claims and demands whatsoever brought or taken in respect of any damage or loss arising directly or indirectly out of or in connection with the carrying out of the fitting-out works or AA&I works by the Tenant.

6. WORKING HOURS FOR FITTING OUT or AA&I

6.1 The Tenant shall submit a time schedule of its fitting out works or AA&I works to the Landlord for written approval prior to commencement of any fitting-out work within the Premises.

6.2 The Landlord shall reserve its right to halt any fitting-out works or AA&I works undertaken by the Tenant at any time during the period of the fitting-out works if such works are deemed to have impaired or interrupted the operation or use of the Cruise Terminal or the activities of the users and occupiers of the Cruise Terminal. The Landlord reserves the right to postpone noisy works and/or other works of the Tenant that the Landlord deems necessary when a cruise is at berth or an event is being held. The Tenant should make due allowance in their programmes and budgets for restrictions in the hours of work that may be imposed from time to time by the Landlord. The Landlord has the absolute discretion in imposing additional restrictions and in the enforcement of all such restrictions.

6.3 During the fitting-out period, all workmen shall register at the building management office before they start to work on the Premises each day.

7. SAFETY PLAN & SAFETY METHOD STATEMENTS

7.1 The Tenant shall have a Safety Plan for their internal use and shall submit to the Landlord for review upon request. In addition, safety method statements for high risk works shall also be submitted to the Landlord or the property manager upon request for review without objection if the fitting out period exceeds 14 days, or if the total number of persons engaged in the Works on site will be 20 or more, or in accordance with the Works Schedule (if any) attached to the tenancy agreement concerned. The Safety Plan shall address the following 14 elements specified in the Code of Practice on Safety Management compiled by the Occupational Safety and Health Branch of the Labour Department:-

(a) Safety policy - A safety policy which states the commitment of the proprietor or contractor to safety and health at work.

(b) Organizational structure - A structure to assure implementation of the commitment to safety and health at work.

(c) Safety training - Training to equip personnel with knowledge to work safely and without risk to health.

(d) In-house safety rules - In-house safety rules to provide instruction for achieving safety management objectives.

(e) Inspection programme - A programme of inspection to identify hazardous conditions and for the rectification of any such conditions at regular intervals or as appropriate.

(f) Hazard control programme - A programme to identify hazardous exposure or the risk of such exposure to the workers and to provide suitable personal protective equipment as a last resort where engineering control methods are not feasible.

(g) Accident / incident investigation - Investigation of accidents or incidents to find out the cause of any accident or incident and to develop prompt arrangements to prevent recurrence.

(h) Emergency preparedness – Emergency preparedness to develop, communicate and execute plans prescribing the effective management of emergency situations.

(i) Evaluation, selection and control of subcontractors - Evaluation, selection and control of subcontractors to ensure that subcontractors are fully aware of their safety obligations and are in fact meeting them.

(j) Safety committees - Safety committees to identify, recommend and keep under review measures to improve the safety and health at work.

(k) Job-hazard analysis - Evaluation of job related hazards or potential hazards and development of safety procedures.

(l) Safety and health awareness - Promotion, development and maintenance of safety and health awareness in a workplace.

(m) Accident control and hazard elimination - A programme for accident control and elimination of hazards before exposing workers to any adverse work environment.

(n) Occupational health assurance programme - A programme to protect workers from occupational health hazards.

Attachment 6 :

Landlord's Provisions

Building Services Provisions for **Shop Unit No. S301**, Roof Floor, Kai Tak Cruise Terminal
(GL 63-68 / GL B-D)

Building Services System		Description of Provisions
1 Heating, Ventilation and Air-conditioning (HVAC) System	Chilled Water and Heating Water Supply System	a. One pair of 50mm dia. (total cooling capacity of approx. 65.7kW [Note 3]) chilled water supply & return pipes and isolating valves with plug-off will be provided to serve both seating area and kitchen area (if necessary) of this shop and be located within this shop for future connection and extension by the Tenant.
		b. One pair of 25mm dia. (total heating capacity of approx. 2.9kW [Note 3]) heating water supply & return pipes with isolating valves with plug-off will be provided to serve both seating area and kitchen area (if necessary) of this shop and be located within this shop for future connection and extension by the Tenant.
		c. Energy meter will be installed at the pair of chilled water supply system and heating water supply system serving this commercial area for monthly billing (if appropriate). It will be located within this shop.
	Condensate Drain Collection System	a. A 32mm dia. condensate drain pipe with plug-off will be provided for this shop and be located within this shop for future connection and extension by the Tenant.
	Fresh Air Intake and Exhaust Air Discharge System	a. A pre-treated fresh air duct [Note 4] (500mm x 400mm PAD) with blank-off will be provided to serve seating area of this shop (supplying pre-treated fresh air flow rate of max. 1,625 1/s) and be located within this shop for future connection and extension by the Tenant.
		b. A room air extraction duct [Note 5] (500mm x 400mm EAD) with blank-off will be provided to serve seating area of this shop (extracting room air flow rate of max. 1,300 l/s) and be located within this shop for future connection and extension by the Tenant.
		c. The exhaust louvre and kitchen exhaust air duct to serve kitchen area of this shop are to be coordinated and provided by the Tenant.
		d. The fresh air louvre and fresh air duct to serve kitchen area of this shop are to be coordinated and provided by the Tenant.
		e. An exhaust air fan and associated air distribution system will be provided for toilet of this shop.
2 Plumbing & Drainage System	Fresh Water Supply	a. Water meter/vacant meter position for kitchen and toilet at 1/F water meter room
		b. 1 no. of 54mm diameter fresh water pipe plug-off at kitchen for future connection by the Tenant
	Cleansing Water Supply	a. Water meter/vacant meter position for kitchen hydro-vent at 1/F water meter room
		b. 1 no. of 28mm diameter cleansing water pipe plug-off at kitchen for future connection by the Tenant
	Flushing Water Supply	a. 1 no. of 50mm diameter flushing water pipe at toilet for future connection
	Drainage	a. Waste pipes and floor drains are provided for kitchen future connection
		b. Soil, waste and ventilation pipes and floor drains are provided for toilet future connection
	Grease Interceptor	a. Grease interceptor for kitchen is provided at 1/F

3 Town gas supply	Gas Pipe with Isolating Valve	a. Terminated with a valve inside this shop for future connection
4 Fire Services	Fire Detection System	a. One no. of Dry contact will be allowed inside kitchen for monitoring the status of fire suppression system for kitchen hoods (e.g. Ansul) to be provided by tenant.
		b. Two nos. of Dry contact for tripping VAC system will be provided inside each shop.
	Sprinkler Pipe Tee-off	a. One no. of tee-off completed with plug will be provided within each shop for future connection by the Tenant.
	Visual Fire Alarm	a. Visual fire alarm will be provided to comply with FS inspection for OP.
		b. For second-fixing, the Tenant is responsible for addition / relocation of the installed visual fire alarms to suit the interior design in order to comply with FS code
	Hydrant and Hosereel	a. Hydrants and hosereels will be provided to comply with FS inspection for OP.
		b. For second-fixing, the Tenant is responsible for addition / relocation of the installed hosereels to suit the interior design in order to comply with FS code.
5 Electrical and ELV System	Electrical Provision	a. 1 no. 300A TPN switch and a meter board installed inside the meter/electrical room adjacent to this shop.
		b. 1 no. socket with normal power supply is installed in relevant commercial area.
		c. 1no. 100mm x100mm trunking from the said meter/electrical room to this shop.
		d. Temporary emergency lighting with 2 hours self battery for FS inspection.
	BRI Provision	a. 1 no. TV port is installed at relevant commercial area c/w dia. 25mm conduit connected to the nearest BRI trunking.
	Data Provision	a. 1 no. 75x75 adaptable box c/w 1 no. of 32mm conduit with draw wire from nearest TC's INFO trunking. Cables and outlets will be installed by the Tenant/its service provider.
	Direct-line Telephone Provision	a. 1 no. 75x75 adaptable box c/w 1 no. of 32mm conduit with draw wire from nearest communal TEL trunking. Cables and outlets will be installed by the Tenant/its service provider.
	Extension-line Telephone Provision	a. 1 no.75x75 adaptable box c/w 1 no. of 32mm conduit with draw wire from nearest TC's PABX trunking. Cables and outlets will be installed by the Tenant/its service provider.
	Fax Provision	a. 1no. 75x75 adaptable box c/w 1 no. of 32mm conduit with draw wire from nearest communal TEL trunking. Cables and outlets will be installed by the Tenant/its service provider.

Notes

1. Indicated air duct size in the above table is for reference only. True size of air duct please refer to the as-built drawings by the contractor(s).
2. All location of connection point of chilled & heating water pipes, air ductworks, fresh / cleansing / flushing / drainage pipes and sprinkler pipe tee-off please refer to the as-built drawings by the contractor(s).
3. Designed cooling capacity and heating capacity are indicated in the above table for AC terminal unit installation such as AHU and FCU, etc. by the Tenant.
4. All fresh air supply will be pre-treated by 1/F centralized primary air handling unit (PAU) system with associated metering system.
5. Room air extraction duct (excludes kitchen exhaust and toilet exhaust) shall be connected by the Tenant for energy/ heat recovery function in PAU system.
6. Summary table of BS Provisions for this shop is for reference only, detailed installation please refer to the as-built drawings by the contractor(s).

Remarks:-

- The building services provisions are subject to change by the Government and the on-site as-built condition.

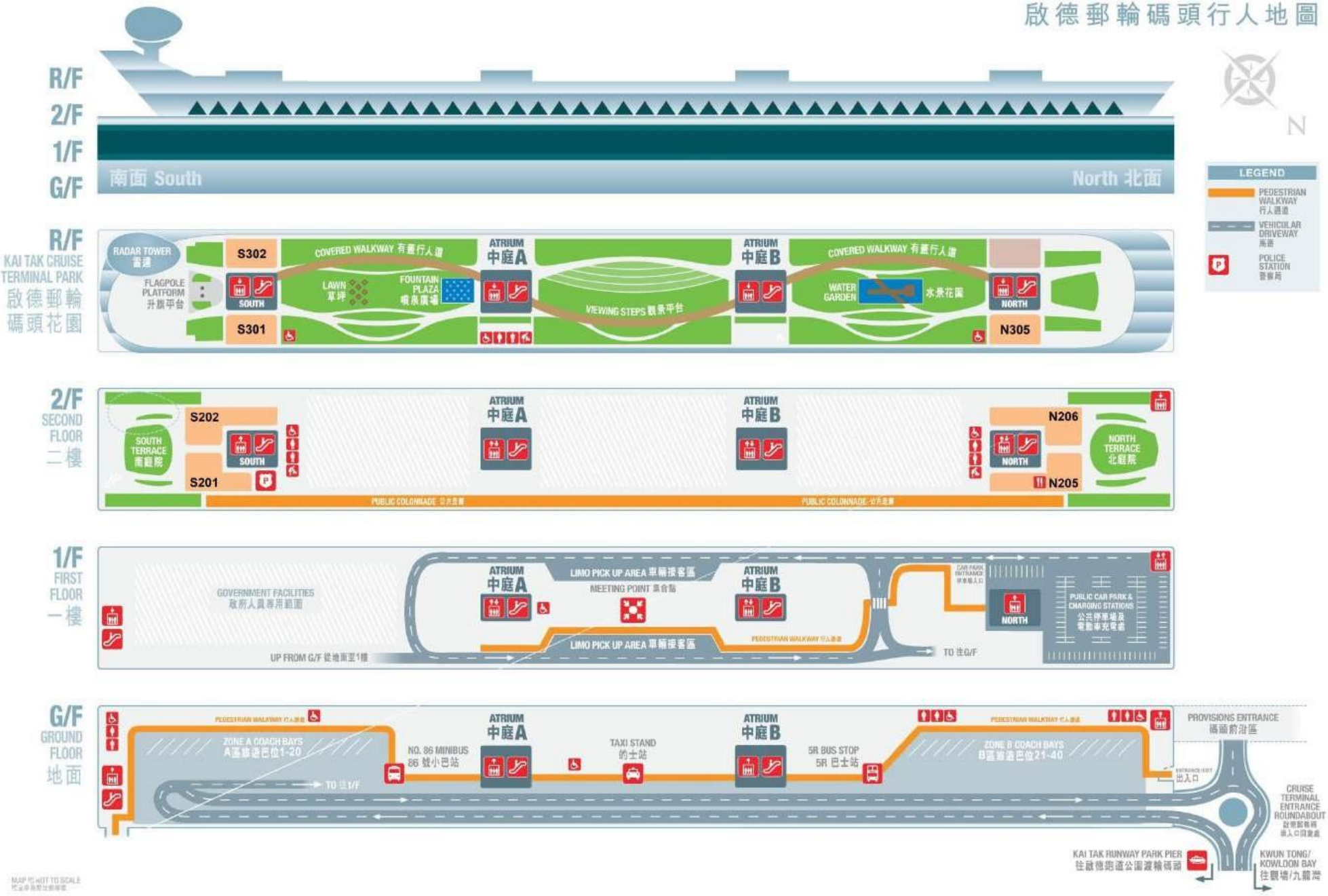
Attachment 7

Existing operators/outlets at Kai Tak Cruise Terminal:-

Floor	Shop Number	Shop Name	Nature of business
R/F	**Shop S301**	**Vacant**	-
	Shop S302	My Harbour	F&B outlet with services for wedding registration, banquet and private gathering etc
	Shop N305	Origami	Restaurant (theme restaurant – kids)
2/F	Shop S201	Leased *(pending for confirmation)*	Retail & F&B (coming soon)
	Shop S202	**Vacant**	-
	Shop N205	The Old Hangar	F&B outlet : Hong Kong-style café
		The Royal House	Retail - Souvenior
	Shop N206	Hong Kong Cruise Terminal Banquet Centre	F&B outlet : Chinese banquet
G/F	Shop G01	Hong Kong Tourism Board	Information counter for cruise passenger
	Shop G03	KeyPower Money exchange	Money exchange service

Directory of Kai Tak Cruise Terminal:-

Kai Tak Cruise Terminal Floor Plan
啟德郵輪碼頭行人地圖



MAP IS NOT TO SCALE