

工商及科技局  
通訊及科技科

香港中環花園道  
美利大廈一至二樓



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COMMUNICATIONS  
AND TECHNOLOGY BRANCH  
COMMERCE, INDUSTRY  
AND TECHNOLOGY BUREAU  
1/F-2/F Murray Building, Garden Road  
Central, Hong Kong

本函檔號 Our Ref.: IN/GEN/120/99

來函檔號 Your Ref.:

17 July 2004

Clerk to Panel  
Panel on Commerce and Industry  
Legislative Council  
Legislative Council Building  
8 Jackson Road  
Central, Hong Kong  
(Attn: Mr S C Tsang)

Dear Mr Tsang,

**Panel on Commerce and Industry :  
Follow-up to special meeting on 6 July 2004**

We refer to your letter dated 8 July 2004 to the Permanent Secretary for Commerce, Industry and Technology (Communications and Technology), Mr Francis Ho, requesting further information related to the case of admission of the Television Broadcasts Limited (TVB) into the Tseung Kwan O Industrial Estate (TKOIE) discussed at a Special Panel meeting on 6 July 2004 attended by the Administration and the Hong Kong Science and Technology Parks Corporation (HKSTPC).

Details as requested are set out below in seriatim:

- (a) HKSTPC has provided a copy of the “offer to lease” documents issued by the former Hong Kong Industrial Estates Corporation (HKIEC) to TVB concerning the land premium payable by the latter for acquisition of a site in TKOIE (Annex A);
- (b) a copy of the consultant’s report commissioned by the former HKIEC in December 1998 titled “Review of the role and operation of the Hong Kong Industrial Estates Corporation” and the Executive Summary is attached (Annex B)<sup>1</sup>. You may particularly wish to make reference to paragraphs 99 to 104 of the report on the pricing of land in industrial

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<sup>1</sup> The full report is in English only and the Executive Summary is bilingual.

- estates. It states, among other things, that "... the industrial estates no longer have an advantage in terms of price compared with other locations" (paragraph 100). Paragraph 19(f) of the Executive Summary also states that "[t]he land premium charged by HKIEC is currently significantly higher than the market value of the land and the prices attainable elsewhere in the region" and the consultants "... recommend that the land premium should be reduced in the short-term";
- (c) in respect of the policy and procedures concerning the admission of industries into the industrial estates, etc., the Administration will revisit these issues and provide a paper to the Panel in due course; and
  - (d) concerning the provision of relevant records related to the TVB case during the period after 21 December 1998 and up to the juncture when the former HKIEC Board approved TVB's application, we are working on this with a view to reverting to you as soon as possible.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Tony Lam", enclosed within a large, loopy circular flourish.

( Tony Lam )  
for Permanent Secretary

cc The Hon Kenneth Ting, SBS, JP )  
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Commissioner for Innovation and Technology ) w/o enc  
 )  
Chairman, Hong Kong Science and Technology Parks Corporation )  
 )  
Principal Assistant Secretary for Commerce, Industry and Technology )  
(Attn : Miss Clara Tang)