A New Leisure and Resort Destination
嶄新消閒度假景點

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本出版物包含的所有資訊及圖像僅供參考之用

Ocean Park
海洋公園

- An unique attraction combining entertainment, conservation and education
  綜合娛樂、保育及教育的獨特旅遊景點
- 915,000 sqm area
  佔地915,000平方米
- An attraction served over 158 million guests
  迄今訪客總數超過1.58億

The New Ocean Park
全新海洋公園

- A leisure & vibrant hub in Hong Kong Island South
  活力充沛的港島南消閒樞紐
- Focus on conservation & education with integrated experiences
  聚焦於保育及教育的綜合體驗
- Move away from traditional theme park model
  脫離傳統主題樂園營運模式
- A key driver of the Invigorating Island South initiative
  在「躍動港島南」計劃中擔當關鍵角色

A Rare Development Opportunity
不可多得的發展機遇

Three New Zones
三大全新主題區

- Build-Operate-Transfer (BOT) Model
  「建設、營運、轉讓」合作發展模式
- Long Concession Period
  長特許經營期

RDE Zone
零售/餐飲/消閒區

Wellness Zone
健康主題區

Adventure Zone
歷險主題區

Lower Park - Waterfront RDE Zone
山下園區 – 海濱樂園 零售/餐飲/消閒區

- **80,000** sqm 平方米
- **Optional Site Area 額外可用面積**
  8,700 sqm 平方米
- Focal point for recreation and leisure
  康樂及消閒集中地
- Family friendly destination
  適合一家大小

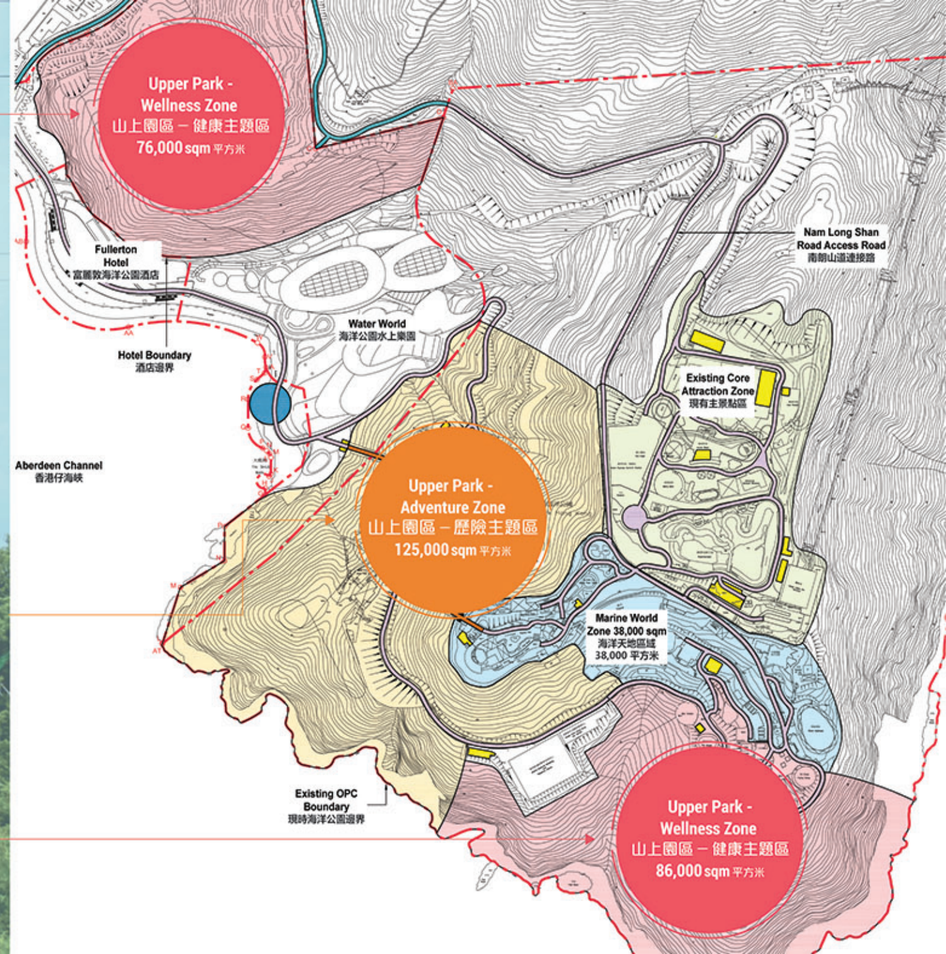
Upper Park 山上園區

Adventure Zone
歷險主題區

- Unique adventure experiences in waterfront environment
  臨海的獨特歷險體驗
- Leveraging natural topography and landscape
  大自然環境及獨特山勢地形優勢

Wellness Zone
健康主題區

- Immersive experiences
  置身郊野體驗
- Destination to escape from the city
  遠離城市繁囂的勝地



High Accessibility
信步可達

- 1 MTR station from Admiralty
  距離港鐵金鐘站只有 1 個站
- 2 New Piers
  兩個新碼頭
- At the centre of Hong Kong Island South
  位處港島南中心

Invigorating Island South initiative
「躍動港島南」計劃

- Transformation of Wong Chuk Hang
  黃竹坑新面貌
- Waterfront improvement
  改善海旁設施
- Expansion of Aberdeen Typhoon Shelter and vessel berthing area
  擴大香港仔避風塘及船隻停泊位置
- More landing facilities along the coastal area
  增加登岸設施
- Water sports center at the rehabilitated Shek O Quarry Site
  在已復修的石澳石礦場加建水上活動中心
- Revitalisation / Enhancement Projects : Aberdeen Harbour, Jumbo Floating Restaurant, Po Chong Wan and Ap Lei Chau Main Street
  活化 / 改善工程：香港仔、珍寶海鮮舫、布廠灣及鴨脷洲大街
- Connecting other attractions: Deep Water Bay, Repulse Bay, Stanley, Ap Lei Chau and Lamma Island
  連繫南區：深水灣、淺水灣、赤柱、鴨脷洲及南丫島等景點

A New Leisure Resort and Conservation Hub
嶄新消閒度假及保育樞紐

- Thrill Rides
  機動遊戲
- Ocean Park Water World
  水上樂園
- 2 Resort Hotels
  兩間度假酒店
- 3 new zones
  3個新建主題區
- Around 7,000 animals
  約7千隻動物
- 11 animal exhibits
  11個動物展館
- Education programmes for over 50,000 students annually
  每年為逾5萬名學生提供教育活動

Commercial Framework

Key components of the commercial framework include:

Procurement Model	• The zones are to be procured using the "Build – Operate – Transfer (BOT)" procurement model. • The Investor(s) will be required to design, construct, finance, maintain and operate the zones over a long concession period. • The Investor(s) will be required to provide ancillary services including cleaning, security, facilities management, catering and other related services and assume responsibility for these functions. • The Investor's responsibility includes ensuring the facilities are maintained over its lifetime. • Upon the expiry or early termination of the contract, OPC will take back the facilities, assets and operations of the Zones based on prescribed handover conditions.
Payment Mechanism	• The Investor(s) will pay OPC the following: 1. RDE Zone: Upfront Payment and Revenue Share 2. Adventure Zone: Revenue Share 3. Wellness Zone: Revenue Share

The Procurement Process

The procurement process will follow a two-stage process which includes the following:
- Pre-Qualification (Pre-Q) : Welcome interested parties to express their interest in developing and operating either (a) all zones, (b) 2 zones or (c) only 1 zone. Bidders will be pre-qualified for the tender stage based on their experience and vision for the development.
- Invitation to Tender (ITT): Based on the market interest during the Pre-Q, the zones will be tendered separately or as a package. Invite selected tenderers to submit their responses in accordance with the requirements within the ITT Documents.
- Tender Award: A preferred tenderer zone(s) determined based on the tender evaluation will be, awarded for the development and operational right of the Zone(s).

Procurement timeline

Parties interested in tendering for the role are invited to submit their application to OPC according to the detailed requirements as set out in the Pre-Q Documents. The indicative timeline is as follows:

Pre-Q Issuance	August 2021
Pre-Q Submission	October 2021
Tender Issuance	End 2021 / Early 2022
Tender Award	Q2/Q3 2022

For more information, please contact futurestrategy@oceanpark.com.hk

商業營運架構

商業營運架構主要內容：

投標模式	• 主題區將以「建設、營運、轉讓」合作發展模式進行投標 • 投資者在長特許經營期下，需要設計、建設、注資、保養及營運相關區域 • 投資者需要提供輔助服務，包括清潔、保安、設施管理、餐飲和其他相關服務，並需要承擔相關服務的責任 • 投資者責任包括確保設施於營運期內妥善保養 • 當合約期滿或提前終止，海洋公園將按照規定接管條件，收回有關區域的設施、資產及經營權
支付機制	• 投資者將支付海洋公園公司以下項目： 1. 零售 / 餐飲 / 消閒區：簽約金及收入分成 2. 歷險主題區：收入分成 3. 健康主題區：收入分成

投標程序

投標程序分兩階段進行，過程包括：
- 投標資格預審文件：歡迎有興趣的組織對（1）所有區域、（2）兩個區域或（3）一個區域表達發展和營運意向。投標者需要經過預先評核，以經驗及發展願景作評核準則。
- 投標邀請書：根據投標資格預審文件所收集的市場意向，主題區域會以獨立或組合形式進行招標。獲邀投標者需要按照投標邀請書相關要求回覆。
- 投標結果：經過甄選後，獲選投標者會得到一個（或多個）區域發展及經營權。

投標排程

有興趣投標的組織均可以向海洋公園公司遞交投標資格預審文件內列明的細節。時間排程如下：

發佈投標資格預審文件	2021 年 8 月
遞交投標資格預審文件	2021 年 10 月
發佈投標邀請書	2021 年底至 2022 年初
投標結果	2022 年第二 / 第三季度

如欲了解更多，請聯絡 futurestrategy@oceanpark.com.hk

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Connect people with nature

香港海洋公園
OCEAN PARK
HONG KONG

香港仔黃竹坑道一百八十號
180 Wong Chuk Hang Road
Aberdeen, Hong Kong
T: (852) 3923 2323
F: (852) 2873 5584
www.oceanpark.com.hk