



AN IDEAL PLACE

FOR YOUR RECYCLING BUSINESS

開展回收業務的理想地方

LEADING TO A GREENER FUTURE

Providing long term land for recycling industry

LEADING TO A GREENER FUTURE

Providing long term land for recycling industry



01. Background 背景資料	P.1
-------------------------------	-----

02. Leasing Of Phase 2 Lots 環保園第二期土地招標	P.7
--	-----

03. Amenities And Facilities 園內配套設施	P.15
---	------

04. Existing Tenants 環保園現有租戶	P.23
--	------

05. Contact Us 聯絡我們	P.25
-------------------------------	------



BACKGROUND

背景資料



About EcoPark

EcoPark is a key element of the Hong Kong Special Administrative Region Government's (the Government) strategy on waste management. It aims to promote the local recycling industry and jump-start a circular economy by providing long term land for the environmental and recycling industry. By encouraging and promoting the reuse, recovery and recycling of our waste resources and returning them to the consumption loop, the EcoPark can help realize the full potential of the local recycling industry and alleviate the heavy reliance on the export of recyclable materials recovered from Hong Kong.

EcoPark, Hong Kong's first recycling-business park, has been operating since 2007. Situated in Lung Mun Road, Tuen Mun, with a site area of 200,000m², it provides a total of 140,000m² of rentable land to the recycling and environmental industry at affordable costs with a view to encouraging investment in advanced and value-added technologies. A capital cost of HK\$257 million was injected by the Government to the construction of EcoPark infrastructures so that the tenants' cashflow could be focused on their business development more effectively.

The EcoPark is developed in two phases. All six lots in Phase 1 with a total area of 36,000 m² have been leased for recycling of waste cooking oil, waste metals, waste wood, waste computers, waste plastics and waste batteries. The first batch of Phase 2 lots with a total area of approximately 50,000 m² will be available for tendering in early 2011.



EcoPark Administration Building was awarded
The BCI Asia Top 10 Green Design Award 2009
環保園行政大樓於 2009 年榮獲得 BCI Asia 環保建築設計獎的得獎項目



環保園簡介

環保園是香港特區政府（政府）廢物管理策略的重要一環，目的是透過為環保和循環再造業提供長期用地，以促進本地循環再造業及循環經濟。通過鼓勵和促進廢物資源重用、回收和循環再造，把他們送回消費圈，環保園有助提升本地循環再造業的潛力，減輕香港可循環再造物料對出口的依賴。

環保園於二零零七年正式開始運作，為香港首個專為循環再造業發展而興建的設施。環保園位於屯門龍門路，佔地約 20 公頃，當中 14 公頃的土地將會以業界可負擔的租金租予循環再造業及環保業，以鼓勵投資更先進的技術及增值工序。環保園及其基礎建設由政府注資港幣 2.57 億元興建，可讓租戶將資金更有效地投放在業務的發展上。

環保園分兩期發展，其中第一期全部的六幅土地（共 3.6 公頃），已經租出作回收廢食油、廢金屬、廢木材、廢電腦、廢塑膠及廢電池之用。而第二期首批的五公頃土地將在二零一一年上旬公開招標。





Why EcoPark

Tailor-made For Recycling Industry

- Long term land at affordable rental
- Properly formed land with basic infrastructures and utilities connected for ready start-up of recycling business
- Strategically located in Tuen Mun, the western part of Hong Kong, adjacent to Hong Kong River Trade Terminal – convenient for both collection of wastes and export
- Abundant recyclable materials in Hong Kong as feedstocks for EcoPark tenants
- Recycling operations in the same location to create synergy effect in terms of sourcing of materials and potential cost reduction

Well-designed Facilities

- Strong logistic support through a 460-metre long marine frontage and an excellent road network
- Each lot is equipped with separate power and water supply, drainage and tele-communication for immediate connection
- Ancillary facilities such as conference room, meeting rooms and product gallery in the multi-functional Administration Building for tenants' use at no cost
- A tailor-made intranet system for booking of facilities
- A 1,000m² hi-tech Visitor Centre to increase the public's awareness of environmental protection and understanding of municipal solid waste management
- A 100% green working environment with pleasant landscaping and extensive use of recycled materials and energy-saving device

Comprehensive Management Service

A multidisciplinary management company, Serco Guardian JV (SGJV) is appointed by the Government to manage, maintain and promote EcoPark as a commercially successful waste recycling and recovery facility. Tenants are not required to pay management fee.

Serco Group is one of the world's leading service companies, employing over 46,000 people in more than 30 countries, and Guardian is one of the largest property management service providers in Hong Kong.



Administration Building
行政大樓



Green Environment
綠化環境



Terracotta Louvres
防陽光百葉牆

LEADING TO A GREENER FUTURE

Providing long term land for recycling industry



為何選擇環保園

為回收業界度身訂造

- 以可負擔的租金租用長期用地
- 土地附有基本建設及公用設施，使回收業務可以盡快展開
- 坐落香港西部的屯門，毗鄰香港內河碼頭，方便收集物料和出口產品
- 本地有充足的可回收物料，作為環保園租戶的原材料之用
- 園內匯聚各類循環再造及環保工業，促進業內的協同效應

完善的設施

- 擁有 460 米長的碼頭和良好的道路配套，方便運輸
- 每個地段均設有獨立水電供應、排污及雨水管道、沙井及通訊設備的接駁位，可供即時接駁使用
- 多功能行政大樓設有會議室、演講室和產品展覽廊，供租戶免費使用
- 專為預訂設施而設的內聯網系統
- 一個佔地 1,000 平方米的高科技訪客中心，以提高市民的環保意識，及讓他們更了解都市固體廢物管理
- 一個廣泛綠化和使用再生材料和節能設備的工作空間

全面的管理服務

租戶無須繳付管理費，便可享多元化的管理服務。環境保護署聘請了信佳集團管理有限公司及佳定物業管理有限公司組成的合營公司 Serco Guardian JV (SGJV) 為管理承辦商，負責為環保園提供管理、維修保養及市場推廣服務，目標是將環保園打造成一個充滿商機的廢物回收及循環再造園區。

信佳集團管理有限公司是世界頂尖的服務公司，員工超過 46,000 人，業務涵蓋 30 多個國家；而佳定物業管理有限公司是香港其中一間最大的物業管理服務公司。



Green Roof and Sunpipes
綠色天台及陽光導管



Photovoltaic Panel
太陽能光伏板



Green Carpark
草地車位



Services Provided by the Management Company

The core services provided by the management company, SGJV, include:

- Provide day-to-day management of the EcoPark including 24-hour security service, cleansing service, grounds upkeep, etc
- Maintain and allocate the use of common facilities including the Administration Building, marine frontage, weighbridge, etc
- Assist tenants in all issues related to construction, commissioning and operation of their recycling plants including permits or licences applications, sourcing of waste materials, outlets of products, etc
- Provide marketing services for promotion of EcoPark and tenants' recycling business
- Non-core service to tenants including shuttle bus service at discounted rates



管理公司提供的服務

環保園管理公司（SGJV）所提供的核心服務包括：

- 環保園的日常管理（如 24 小時保安服務、園內的清潔及保養服務等）
- 保養及分配共用設施（如行政大樓、碼頭及磅橋等）
- 為租戶提供所有有關規劃回收設施、建造及投產的協助，包括申請許可證及牌照、採購廢料及產品銷售等等
- 為環保園及其租戶提供市場推廣服務
- 為租戶提供非核心服務，包括有折扣優惠的接駁巴士服務



Where is the EcoPark 位置圖





LEASING OF PHASE 2 LOTS

環保園第二期土地招標



Tendering Period

Tender for six Phase 2 lots with a total area of 50,000m² for recycling business will be invited in early 2011. Both local and overseas recycling companies are welcome.



Attractive Leasing Terms

- **Waste Types** – Types of waste to be processed are proposed freely by tenderers to fit in their recycling businesses
- **Long Lease Term** – A fixed term of 20 years for tenants' long term capital investment under a stable and secure environment
- **Flexible Lot Sizes** – Different lot sizes ranging from 4,400 m² to 10,000 m² to suit tenderers' operational requirements
- **Dedicated Government Support** – Government departments to streamline procedures and expedite the processing of application for statutory approvals as far as possible
- **Professional Management Service** – Designated staff from EcoPark's management team to help tenants in planning, construction, commissioning and operation of their plants



招標期

環保園第二期六幅共約五萬平方米的土地，將在 2011 年上旬公開招標，歡迎本地和海外回收公司投標。



吸引人的租約條款

- **廢物種類**：所處理的廢物種類將由投標者自由決定
- **特長租期**：長達 20 年的租約，讓租戶在穩定和安全的環境下作長線投資
- **富彈性的土地面積**：土地面積由 4,400 平方米至 10,000 平方米，以滿足投標者的運作需求
- **政府的全面支持**：有關政府部門將盡可能簡化及加快租戶在法定審批的申請程序
- **專業管理服務**：環保園管理團隊安排專人協助每位租戶的規劃、建造及投產事宜



How To Tender

- Open tender for the Phase 2 lots will be invited. Please contact through the EPD leasing hotline at (852) 2819 5502 or email ecopark@epd.gov.hk
- Tender document will be available for collection at EPD office. The address is 2/F, East Wing, 88 Victoria Road, Kennedy Town, Hong Kong
- A technical proposal with supporting documents and a rental proposal shall be submitted on or before the deadline. Tenderers are encouraged to seek independent professional and legal advice for preparing the submission
- Phase 2 lots will be allocated according to the overall scores of the technical and rental proposals. Heavier weighting will be placed on the technical proposal
- Technical proposals will be assessed according to tenderers' experience, project management team, planning and scheme design, types and throughput of waste material, waste materials sourcing and product marketing strategies, investment plan and environmental management plan
- A good planning and design of the proposed recycling process, which includes comprehensive development programmes, professional site layout and process design drawings, and adoption of high value-added recycling process etc., is essential



Any Restrictions in Phase 2 Tendering

- One tenderer can only win one lot
- All waste materials to be processed in EcoPark have to be generated in Hong Kong
- EcoPark lots are intended for recycling of waste materials. Use of virgin materials and/or non-waste materials as a major of feedstock is not allowed. Manufacturing process not involving waste materials is also not allowed



Approved Waste Materials

The following waste materials can be processed in EcoPark Phase 2:

- Food waste [P]
- Organic waste other than food waste
- Waste construction materials [P]
- Waste cooking oil
- Waste electrical and electronic equipments [P]
- Waste glass [P]
- Waste lead acid batteries [P]
- Waste lube oil/ mineral oil
- Waste metals
- Waste paper
- Waste paper drink pack [P]
- Waste plastics [P]
- Waste rubber tyres [P]
- Waste textile
- Waste wood
- Others [1]

[P]: Preferred waste materials. Bonus marks will be allocated to tenderers who propose to recycle the preferred waste materials.

[1]: "Others" is defined as municipal solid waste which cannot be classified under the above categories and include bulky waste (e.g. furniture and mattress), rattan, tannery and rubber scraps.



如何投標

- 環保園第二期即將公開招標，有關具體細節請致電招租熱線（852）2819 5502 或以電郵 ecopark@epd.gov.hk 與環保署聯絡
- 投標文件將可以在環境保護署辦事處索取，地址為香港堅尼地城域多利道 88 號 2 樓東翼
- 投標者必須在截止日期或之前，提交技術建議書和有關文件及租金建議書。我們建議投標者在準備投標文件時，尋求獨立專業及法律意見
- 在環保園第二期土地的投標過程中，將會跟據技術建議書及租金建議書的總得分而批出土地，而技術建議書的估分的比重將會較大
- 技術建議書將跟據投標者的經驗、項目管理團隊、規劃和項目設計、廢物種類及處理量、廢物來源和產品的銷售策略、投資計劃和環境管理計劃等等評分
- 投標者須提供一套有關建議循環再造工序的完善計劃及設計，當中包括詳細的發展時間表、專業的佈局及工序設計、以及採用高增值的循環再造工序等等



第二期招標有何限制

- 每位投標者只可成功投得一幅土地
- 所有在環保園處理的廢料必須在香港產生及收集
- 環保園建立的目的是循環再造廢料，並不允許以新材料或非廢料為工序的主要原料。租戶亦不可以在環保園內從事與廢料無關的工序



批准的廢料名單

可以在環保園第二期處理的廢料如下：

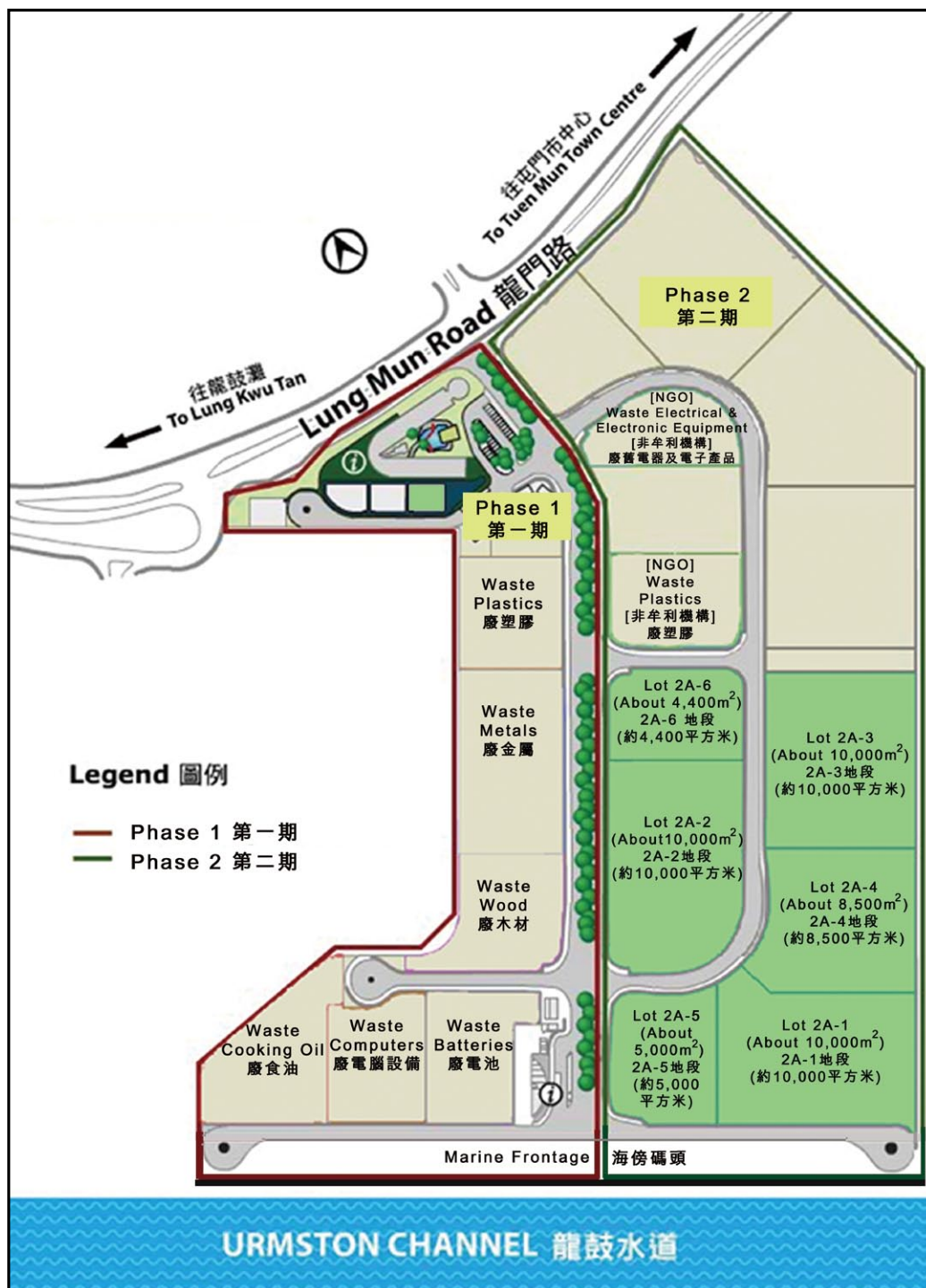
- | | |
|-----------------|---------------|
| ➤ 廚餘 [P] | ➤ 廢金屬 |
| ➤ 除廚餘外的其他有機廢物 | ➤ 廢紙 |
| ➤ 建築廢料 [P] | ➤ 廢紙包飲品包裝 [P] |
| ➤ 廢食油 | ➤ 廢塑膠 [P] |
| ➤ 廢電腦及和電器設備 [P] | ➤ 廢橡膠輪胎 [P] |
| ➤ 廢玻璃 [P] | ➤ 廢布料 |
| ➤ 廢鉛酸電池 [P] | ➤ 廢木材 |
| ➤ 潤滑油或礦物油 | ➤ 其他 [1] |

[P] 優先廢物：建議處理優先廢物的投標者將獲額外分數。

[1] 其他不能歸入上述類別的都市固體廢物，如體積龐大的廢物（如家具、床褥）、藤器、皮革和廢橡膠碎料。



Layout Plan for Phase 2 環保園第二期地段平面圖





Programme of Leasing of EcoPark Phase 2 Lots

環保園第二期地段招標時間表

KEY MILESTONES 主要項目	DATES 日期
Tendering period 招標期	March – May 2011 (10 weeks) 2011 年 3 月至 2011 年 5 月 (10 星期)
Tender briefing and site visit 投標簡報會及實地考察	Around the 3rd week of tendering period 大約在招標開始後第 3 個星期
Tender assessment 標書評審	May – July 2011 2011 年 5 月至 7 月
Award of tender 公佈招標結果	July 2011 2011 年 7 月

More information on EcoPark and leasing of Phase 2 lots can be found in EcoPark website at www.ecopark.com.hk

想了解更多環保園的信息和第二期招標事宜，可瀏覽環保園網頁 www.ecopark.com.hk

For leasing enquiry

Contact Person: Mr Sam Choi / Mr Keith Lai
Environmental Protection Department
Tel.: (852) 2819 5502
Fax: (852) 2872 0389
Address: 2/F, East Wing, 88 Victoria Road,
Kennedy Town, Hong Kong
Email: ecopark@epd.gov.hk

有關招標事宜

聯絡人: 環境保護署 蔡永健先生 / 賴峻傑先生
電話: (852) 2819 5502
傳真: (852) 2872 0389
地址: 香港堅尼地城域多利道 88 號 2 樓東翼
電郵: ecopark@epd.gov.hk



Frequently Asked Questions of Leasing of Phase 2 Lots

1. How long is the tender period?

The tender period is 10 weeks.

2. Which is more important, technical proposals or rental offers?

Phase 2 lots will be allocated according to the overall rating on tenderers' technical proposal and the rental offer. The technical/rental weighting in the tender assessment will be 60/40, i.e. the information provided in the technical proposal has a higher weighting than the rental offer.

3. How to prepare a technical proposal?

Tenderers are required to understand the following key points before the preparation of technical proposal:

- All waste materials to be processed in EcoPark have to be generated in Hong Kong
- EcoPark lots are intended for recycling of waste materials. Use of virgin materials and/or non-waste materials as a major of feedstock is not allowed. Manufacturing process not involving waste materials is also not allowed
- Emphasis of the technical assessment will be on the planning and design of the proposed recycling process, which includes the development programme, preliminary design and layout, and the adoption of high value-added recycling process etc. In addition, tenderers are required to prepare a concrete and detailed flow of waste materials from waste sources to outlets of products. Collection plan from waste sources and the marketing strategy for the products are required. Having secured waste sources and outlets of processed products will be an advantage
- Tenderers are required to provide a comprehensive business and work plan with supporting documents and drawings detailing the proposed recycling business, their professional expertise and experience in the recycling business, as well as their financial plan. Tenderers should appoint professionals (e.g. Authorised Person for building matters and environmental consultants for licence applications and/or environmental impact assessment matters) for the planning and design works and to prepare the tender submission

4. Will there be minimum throughput of waste materials and minimum capital investment for each lot?

The waste throughput and capital investment as committed in the tender submission must be equal or higher than the basic requirement materials as stipulated in the tender document.

5. What is the rental level of the EcoPark lots?

Rentals of EcoPark lots are to be proposed by tenderers. For reference only, the range of rental for Phase 1 lots as determined by open tender during 2007 to 2009 ranged from \$8 to \$21 per square metre per month.

6. Are EcoPark tenants required to pay management fee?

No, EcoPark tenants are not required to pay management fee.

7. Are tenants' own infrastructures within their lots in EcoPark required to go through the statutory procedures with the Buildings Department?

Yes. All tenants' infrastructures must fully comply with the Buildings Ordinance and other relevant statutory requirements. These infrastructures may include civil works, building works, electrical and mechanical (E&M) works, water works, drainage and plumbing works, fire service works, etc. Tenderers should consult their appointed Authorised Persons for the planning and implementation of the above works. A list of Authorised Persons can be found in the Buildings Department website at http://www.bd.gov.hk/english/inform/index_ap.html



租用環保園第二期土地 常見問題

1. 環保園第二期土地的招標期有多長？

招標期為十星期。

2. 在技術建議書及租金建議書中，哪個比較重要？

在環保園第二期土地的投標過程中，將會跟據投標者的技術建議書及租金建議書的總得分而批出土地。技術建議書及租金建議書的比重為 60:40，即技術建議書比重較租金建議書為高。

3. 怎樣準備一份技術建議書？

投標書須在準備技術建議書前清楚了解以下重點：

- 所有在環保園處理的廢料必須在香港產生及收集。
- 環保園建立的目的是循環再造廢料，並不允許以新材料或非廢料為工序的主要原料。租戶亦不可在環保園內從事與廢料無關的工序。
- 在審批技術建議書時，重點將會放在循環再造工序的規劃及設計，當中包括發展時間表、初步設計及佈局、以及採用高增值的循環再造工序等等。另外，投標者須提供實質及詳盡的流程，以介紹廢料由源頭收集到產品銷售出路及其營銷策略，而擁有已落實的廢料來源及產品出路將會是一項優勢。
- 投標文件須提供全面的業務和工作計劃及有關包括證明文件及圖則，以闡述擬議的循環再造工序、他們對相關的循環再造工序的專業知識和經驗、以及融資計劃等等。投標者應在規劃及設計方面諮詢專業人士的意見（包括向認可人士諮詢建築事宜及向環境顧問諮詢環境牌照及 / 或環境影響評估事宜），以協助準備投標文件。

4. 每幅土地的最低投資額為多少？

投標者在技術建議書中承諾的廢料處理量及投資額，必須相等於或高於標書中定明的基本要求。

5. 每幅土地的租金為多少？

環保園土地的租金是由投標者建議。環保園第一期土地的每月租金亦是以公開招標形式決定，每平方米約為 \$8 至 \$21，上述數據純粹作為參考之用。

6. 環保園租戶是否需要繳付管理費？

環保園租戶不需要繳付管理費。

7. 所有在環保園土地內的建築物，是否必須要經過屋宇署的法定程序？

是。所有在環保園土地內的建築物，必須完全符合建築物條例。有關工程包括土木工程、建築工程、電機工程、水務及渠務工程，以及消防工程等等。投標者應就規劃及實行上述工程諮詢認可人士。認可人士名冊已上載於屋宇署網頁 www.bd.gov.hk/chineseT/inform/index_ap.html。



AMENITIES AND FACILITIES

園內配套設施



- **Marine Frontage** with 8 berthing spaces available for tenants to rent for loading and unloading
海傍碼頭設有八個標準貨物上落泊位供租戶租用



- ▶ A **weighbridge** is available for tenants to rent for recording waste throughput
磅橋供租戶租用，以記錄廢料處理量

LEADING TO A GREENER FUTURE
Providing long term land for recycling industry



- **Meeting & Seminar Rooms** provided for tenants' use at no cost
會議室及演講室免費供租戶使用



► **Open Areas** with a variety of plants provide an exquisite working environment in EcoPark

園區內種植了各種植物，為租戶提供一個優美的工作環境

LEADING TO A GREENER FUTURE
Providing long term land for recycling industry



- Total of 30 **Green Parking Spaces** are provided for visitors
總共設有三十個**草地車位**供訪客使用



- We seize the opportunity to increase the public's awareness of environmental protection and understanding of municipal solid waste management. EcoPark **Visitor Centre** is open to public with docent services
訪客中心開放予公眾人士參觀，旨在促進公眾的環保意識及都市固體廢物的認識

LEADING TO A GREENER FUTURE
Providing long term land for recycling industry



- The **Product Gallery** in EcoPark Visitor Centre promotes tenants' operations by displaying exhibits showing their operations and products
產品展覽廊展出各租戶的展品及簡介其回收再造程序



EXISTING TENANTS

環保園現有租戶

EcoPark Phase 1 Tenants 環保園第一期租戶



CHAMPWAY TECHNOLOGY LIMITED

Lots Size: 6,000 m² **Status:** In operation

Recycling Business: Waste cooking oil → biodiesel

倡威科技有限公司

租戶面積：6,000 平方米 狀況：運作中

回收物料：廢食油 → 生物柴油



SHIU WING STEEL LIMITED

Lots Size: 9,500 m² **Status:** In operation

Recycling Business: Waste metals → useful construction materials

紹榮鋼鐵有限公司

租戶面積：9,500 平方米 狀況：運作中

回收物料：廢金屬 → 有用的建築材料



HONG KONG HUNG WAI WOODEN BOARD COMPANY

Lots Size: 5,000 m² **Status:** In operation

Recycling Business: Waste wood → flakeboard

香港鴻偉人造板公司

租戶面積：5,000 平方米 狀況：運作中

回收物料：廢木材 → 刨花板



LI TONG GROUP

Lots Size: 6,500 m² **Status:** In operation

Recycling Business: Waste computers → different recyclable components

俐通集團

租戶面積：6,500 平方米 狀況：運作中

回收物料：廢電腦設備 → 可循環再用的不同零件



HONG KONG TELFORD ENVIROTECH GROUP LTD.

Lots Size: 5,000 m² **Status:** In operation

Recycling Business: Waste plastics → plastic flakes

香港德福環保科技集團有限公司

租戶面積：5,000 平方米 狀況：運作中

回收物料：廢塑膠 → 塑膠碎片



COSMO STAR HOLDINGS LIMITED

Lots Size: 4,000 m² **Status:** Under construction

Recycling Business: Waste batteries → different recyclable components

銀星控股有限公司

租戶面積：4,000 平方米 狀況：興建中

回收物料：廢電池 → 可循環再用的不同零件

EcoPark Phase 2 Tenants 環保園第二期租戶



YOT ECOPARK PLASTIC RESOURCES RECYCLING CENTRE

Lots Size: 5,000 m² **Status:** In operation

Recycling Business: Waste plastics → plastic flakes and pellets

仁愛堂環保園塑膠資源再生中心

租戶面積：5,000 平方米 狀況：運作中

回收物料：廢塑膠 → 塑膠粒及碎片



ST. JAMES' SETTLEMENT "WEEE GO GREEN"

Lots Size: 5,000 m² **Status:** In operation

Recycling Business: Waste electrical and electronic equipment → recyclable components

聖雅各福群會「綠色家電環保園」

租戶面積：5,000 平方米 狀況：運作中

回收物料：廢舊電器及電子產品 → 可循環再用的零件



CONTACT US

聯絡我們

More information on EcoPark and leasing of Phase 2 lots can be found in EcoPark website at www.ecopark.com.hk

想了解更多環保園的信息和第二期招標事宜，可瀏覽環保園網頁 www.ecopark.com.hk

For leasing enquiry

Contact Person: Mr Sam Choi / Mr Keith Lai
Environmental Protection Department
Tel.: (852) 2819 5502
Fax: (852) 2872 0389
Address: 2/F, East Wing, 88 Victoria Road,
Kennedy Town, Hong Kong
Email: ecopark@epd.gov.hk

有關招標事宜

聯絡人: 環境保護署 蔡永健先生 / 賴峻傑先生
電話: (852) 2819 5502
傳真: (852) 2872 0389
地址: 香港堅尼地城域多利道 88 號 2 樓東翼
電郵: ecopark@epd.gov.hk

For general enquiry

Contact Person: Ms Noel Au / Mr Morgan Chiu, SGJV
Tel.: (852) 2496 7633
Fax: (852) 2496 7588
EcoPark Address: 133, Lung Mun Road, Tuen Mun,
New Territories, Hong Kong
Email: leasing@ecopark.com.hk

一般查詢

聯絡人: 歐桂芳女士 / 趙偉明先生
電話: (852) 2496 7633
傳真: (852) 2496 7588
環保園地址: 香港新界屯門龍門路 133 號
電郵: leasing@ecopark.com.hk