

**Invitation for Expression of Interest**  
**for**  
**Market Engagement in Operating and Developing**  
**Lei Yue Mun Park Holiday Camp into a Recreational**  
**and Leisure Hotspot**

Leisure and Cultural Services Department  
The Government of the Hong Kong Special Administrative Region  
24 April 2026

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## I. Glossary of Terms

1. The terms and expressions used in this Invitation for Expression of Interest (“EOI”) Document (“Invitation Document”) shall, unless the context requires otherwise, have the meaning ascribed thereto in this Glossary of Terms.

**“Intellectual Property Rights”** means patents, trademarks, service marks, trade names, design rights, copyright, domain names, database rights, rights in know-how, new inventions, designs or processes and other intellectual property rights whether now known or created in future (of whatever nature and wherever arising) and in each case whether registered or unregistered and including applications for the grant of any such rights.

**“Respondent”** means any individual, company or organisation (or authorised representative) who submits a response to this Invitation Document.

2. For the purpose of this Invitation Document, all references to the male shall also mean the female and to the female shall also mean the male, and all references to the plural shall also mean the singular and to the singular shall also mean the plural.
3. This Invitation Document has been translated into Chinese. If there is any inconsistency or ambiguity between the English version and the Chinese version, the English version shall prevail.

## II. Introduction

4. The Chief Executive announced in the 2025 Policy Address that the Leisure and Cultural Services Department (“LCSD”) will explore engaging the market to enhance the operation of Lei Yue Mun Park holiday camp and develop it into a recreational and leisure hotspot.
5. The LCSD issues this Invitation Document to invite interested commercial entities or non-profit organisations to submit proposals for operating the Lei Yue Mun Park holiday camp on a commercial basis, with a view to developing it into a recreational and leisure venue.

### III. Background Information

#### *Lei Yue Mun Park holiday camp*

6. The Lei Yue Mun Park holiday camp (“Holiday Camp”) is currently managed by the LCSD in accordance with the Pleasure Grounds Regulation (Chapter 132BC of the Laws of Hong Kong) under the Public Health and Municipal Services Ordinance. The Holiday Camp is located in Chai Wan on Hong Kong Island and commands fine views overlooking Lei Yue Mun Channel. Covering an area of about 22.97 hectares, it is surrounded by lush greenery. Among the approximately 900 trees on site, one is a stonewall tree and six are listed on the Register of Old and Valuable Trees. All tree management and maintenance works must comply with the guidelines and technical circulars issued by the Greening, Landscape and Tree Management Section of the Development Bureau. Formerly known as Lyemun Barracks, the site was an important battlefield during the Second World War. The barracks ceased operation in 1987 and was converted into the current Holiday Camp. The Holiday Camp opened to the public in 1988, providing hostels, recreational and sports facilities and programmes. Its facilities include a multi-purpose natural turf pitch, a hard-surface ball court, a tennis court, a ropes course and an indoor archery range. A map of the Holiday Camp is set out in **Appendix I**.
7. The Holiday Camp has a total of 37 buildings scattered across the hillside, six of which are used as hostels, while the rest serve as ancillary facilities such as leisure hall, restaurants and offices.
  - (a) Three of the buildings, namely Blocks 7, 10 and 25, are declared monuments protected under the Antiquities and Monuments Ordinance (Chapter 53 of the Laws of Hong Kong). Except under a permit, no person shall excavate, carry on building or other works, plant or fell trees or deposit earth or refuse on or in a proposed monument or monument; or demolish, remove, obstruct, deface or interfere with a monument.
  - (b) The Holiday Camp also comprises 11 graded historic buildings, including six Grade 1 historic buildings and five Grade 2 historic buildings. The Boundary Stone of Sai Wan Battery bearing an inscription “B.O.4” within the Holiday Camp has been identified as a government historic site.

- (c) The Holiday Camp and Sai Wan Battery are located within a new historic building item awaiting grading assessment, namely “Old Lei Yue Mun Barracks Compound (including Sai Wan Battery), Chai Wan, H.K.”. Operators who wish to carry out any works on a monument or a proposed monument must first consult the Antiquities and Monuments Office (“AMO”) and obtain the relevant permit from the Antiquities Authority (i.e. the Secretary for Development) through the AMO. For any works on graded historic buildings, government historic sites or new items for grading assessment, prior consultation with the AMO is required.
- (d) To ensure comprehensive conservation of the aforesaid historic buildings, all new capital works projects involving historic and built heritage must undergo a heritage impact assessment. For all new capital works projects, the project proponents are required to devise mitigation measures and conduct public engagement in accordance with the Technical Circular (Works) No. 1/2022 “Heritage Impact Assessment Mechanism for Capital Works Projects” issued by the Development Bureau. Details of the grading of the historic buildings at the Holiday Camp are set out in **Appendix II**.
8. The Holiday camp comprises six hostels, which are historic buildings built between the late 19th and early 20th century in European architectural style. Each hostel features characteristic spacious verandahs. Among the six hotels, four are family hostels and two are group hostels, offering a total of 282 residential camp places. The family hostels offer bedrooms and shared shower rooms and toilets, accommodating up to 232 campers. The two group hostels comprise a total of 12 bedrooms with communal shower rooms and toilets, and can accommodate up to 50 campers. Air-conditioning is provided in all hotels during the summer months from May to October. Currently, the six hostels provide a total of 70 bedrooms, including 17 triple rooms, 34 quadruple rooms and 19 quintuple rooms. The Holiday Camp now offers 300 day-camp, 100 evening-camp and 282 residential-camp places for booking. Under the Hotel and Guesthouse Accommodation Ordinance (Chapter 349 of the Laws of Hong Kong), any person who plans to operate the hostels should apply for and hold a valid hotel or guesthouse licence before commencing operation. Applications can be submitted to the Office of the Licensing Authority under the Home Affairs Department.

9. The Holiday Camp currently offers a variety of recreational and sports facilities for campers. Outdoor facilities include a tennis court, two badminton courts, a rope course, four children's playgrounds, two barbecue areas and a number of sitting-out areas. Indoor facilities include a recreation centre with game rooms for archery, dance, floor curling, arts and handcrafts, gateball, table-tennis, American pool, sports climbing, board games, air hockey and soccer game machines. In addition, the camp features landscaped areas and horticultural facilities, including a scented garden, a nature trail, an orchid house, an African violet house and a demonstration nursery.
10. Block 5, originally a chapel of the former barracks, is a Grade 2 historic building constructed in the early 20th century. Now converted into an assembly hall, it spans approximately 250 square metres and can seat as many as 120 guests. Equipped with wedding facilities, including a changing room for the bride, a dais and a public address system, this European style hall is one of the LCSD's designated wedding venues available for couples to book for wedding ceremonies. Details of the buildings at the Holiday Camp are set out in **Appendix III**.

#### *Surrounding tourist attractions*

11. The Holiday Camp is strategically located on Chai Wan Road in the Eastern District on Hong Kong Island. It is within a 10-minute walk from multiple bus, green minibus and public light bus stops on Chai Wan Road. Surrounded by sites of historical and cultural heritage interest, the Holiday Camp benefits from the synergy between culture, sports and tourism in a way that enhances its appeal. The nearby tourist attractions are summarised below:
  - (a) **Sai Wan Battery**: Sai Wan Battery is located on Sai Wan Shan in the Eastern District on Hong Kong Island, near Lei Yue Mun, Shau Kei Wan. The site commands spectacular views of Heng Fa Chuen, Tseung Kwan O, Lam Tin and Kowloon Bay. Built around 1903, the battery was originally equipped with two 6-inch rifled breech-loading guns to repel enemy ships attempting to enter Victoria Harbour. These guns were removed in 1906. In the 1920s, the British Army adapted the site and installed two 3-inch anti-aircraft guns.

Following the end of the Japanese Occupation in August 1945, the British Army continued to manage Sai Wan Battery, Lyemun Barracks and Lyemun Fort until the land was returned to the Hong Kong Government in 1987. The Lyemun Barracks is now Lei Yue Mun Park, the Lyemun Fort is now the Hong Kong Museum of the War of Resistance and Coastal Defence, and Sai Wan Battery has become part of the Sai Wan Fort Morning Trail. Paved with concrete and gently sloping, the trail is an easy hiking route suitable for a leisurely morning walk. It is open to the public 24 hours daily free of charge.

- (b) **Hong Kong Museum of the War of Resistance and Coastal Defence:** The Lyemun Barracks and Fort were among the most important British Army fortifications in Hong Kong in the late 19th century. The land was returned to the Hong Kong Government for civil use in 1987. Situated on the headland at the south coast of Lei Yue Mun Channel, Lyemun Fort was restored and opened to the public as the Museum of Coastal Defence in July 2000. It was converted into the Hong Kong Museum of the War of Resistance and Coastal Defence on 3 September 2024.

The Hong Kong Museum of the War of Resistance and Coastal Defence focuses on the history of the War of Resistance and changes in Hong Kong's coastal defence and military affairs, highlighting the core theme of "War of Resistance" and "Coastal Defence" in defending the nation. Multimedia elements, innovative presentation methods and a thematic approach are injected into the permanent exhibition and the historical trail of the museum to narrate the history of the War of Resistance and the story of Hong Kong's coastal defence, promoting patriotism and ensuring its continuity from generation to generation.

- (c) **Tam Kung Temple, Shau Kei Wan:** Tam Kung Temple, Shau Kei Wan on Tam Kung Temple Road was built in the 31st year of the Guangxu reign (1905) of the Qing Dynasty. The temple is one of the oldest Tam Kung Temples in Hong Kong. According to legend, Tam Kung possessed the power to make accurate weather forecast and cure patients at the age of 13 and became a deity. The layout of the temple is a typical two-hall vernacular building, with the main hall dedicated to Tam Kung.

In the incense pavilion, a wooden altar table dating from the first year of Xuantonq reign (1909) of the Qing Dynasty features carvings based on stories from the Three Kingdoms. Other cultural relics include a shrine, couplets, an incense burner, an old bell, and a plaque that date back to the Qing Dynasty. Tam Kung Temple, Shau Kei Wan was rated Grade 3 historic building by the Antiquities Advisory Board in 2013. Every year on the 8th day of the 4th lunar month, the temple draws numerous worshippers, locals and tourists who gather to celebrate the Tam Kung Festival.

- (d) **Lei Yue Mun Public Riding School**: The Lei Yue Mun Public Riding School (“Riding School”) is located within the Holiday Camp. Occupying an area of 4 000 square metres, it is a large-scale public riding facility located in an urban setting, managed by the HKJC Public Riding Schools Limited. Facilities include an office, a lecture room, two arenas, stables that can accommodate 36 horses and ponies, changing rooms and parking spaces. There is also a hacking trail of approximately 1 300 metres, offering riders an alternative to arenas.

The Riding School provides a wide variety of activities, such as group training classes, visits, and riding competitions, to promote equestrian sports. Currently, the LCSD’s District Leisure Services Offices organise a number of horse-riding fun days at the Riding School for public participation each year. Additionally, campers who have paid their fees may book horse riding activities through the Holiday Camp management office on a first-come-first-served basis at least 8 days before their check-in dates.

Detailed information on the tourist attractions around the Holiday Camp is set out in **Appendix IV**.

### *Transport connectivity*

12. To reach the Holiday Camp, visitors can take the MTR to Shau Kei Wan Station, then take a taxi or walk for about 30 minutes. Alternatively, they can take a bus, green minibus or public light bus heading to Chai Wan, alight at Chai Wan Road, and then walk for about 10 minutes. Bus routes serving Chai Wan Road include 8, 8H, 8X, 9, 14, 49X, 81, 81A, 82, 82S, 780 and 780P; cross-harbour

tunnel bus routes include A12, 106, 106P, 118, 382, 606, 606X, 613A, 682, 682A, 682B, 682P, 694, 694S, 907D and 976A; and green minibus routes include 20, 65, 65A, 66 and 66A.

Remarks: There are no car parks or parking spaces available at the Holiday Camp.

*Tenancy agreement with holiday camp operators*

13. (a) **Catering services:** The Canteen at Block 4, the Coffee Corner at Block 7, the Barbecue Area and the vending machines are operated by contractors awarded through open tendering. The relevant permit to operate general restaurant and fast food business will expire on 2 July 2028.
- (b) **Riding School:** The Riding School operates under a three-year renewable tenancy. The current agreement is due to expire on 31 December 2026. The LCSD is currently negotiating with the Riding School regarding the next tenancy.

IV. Purpose of the Expression of Interest Exercise

14. The LCSD is now seeking market feedback and invites interested commercial entities or non-profit organisations to submit proposals for operating the entire Holiday Camp under a single-operator business model. The aim is to leverage the advantages of the Holiday Camp's distinctive historic buildings and integrate the historical elements of the Hong Kong Museum of the War of Resistance and Coastal Defence and local tourist attractions, thereby creating a recreational and leisure hotspot that embodies the integration of culture, sports and tourism.
15. The LCSD is now inviting proposals regarding the overall operation and utilisation of the Holiday Camp. The proposals should:
  - (a) bring greater convenience and a better user and travel experience for both Holiday Camp users (including Hong Kong residents and overseas tourists) and other users (such as non-Holiday Camp users or visitors); and
  - (b) revitalise the Holiday Camp to create synergy with the Hong Kong Museum of the War of Resistance and Coastal Defence

and tourist attractions in the district, integrating history, culture, recreation and district tourism to establish it as a new recreational and leisure hotspot that attracts both locals and tourists.

#### V. Specific Areas to Invite Expression of Interest

16. Interested parties are invited to submit proposals with details of their operational and business models to demonstrate the proposals' feasibility. In particular, their proposals should address the following aspects:
  - (a) How will the entire Holiday Camp be operated on a commercial basis to provide services or run business? The EOI should elaborate on how the historic buildings will be preserved and their historical significance brought out effectively.
  - (b) Taking into account its geographical location, historical background and surrounding tourist attractions, what kind of activities (business activities and/or community activities) are suitable and commercially viable for operation in the Holiday Camp? What are the main factors behind the proposals?
  - (c) How will the proposals create synergy with facilities near the Holiday Camp and tourist attractions in the district such as the Hong Kong Museum of the War of Resistance and Coastal Defence, Sai Wan Battery and Tam Kung Temple? How will the operations or services and activities to be provided enhance utilisation rate of the Holiday Camp, and boost visitation to and vibrancy of its vicinity?
  - (d) Will the proposals include operating all catering facilities within the Holiday Camp? If not, what are the reasons?
  - (e) What is the proposed appropriate lease term? Regarding the rent mechanism, would a fixed rent, fixed rent plus a variable component (a certain percentage of gross receipt), or variable rent mechanism be more conducive to attracting suitable commercial operators and ensuring commercial viability?

- (f) What are the other views and suggestions to the Government on enhancing the operation of the Holiday Camp, establishing it as a recreational and leisure hotspot, and formulating promotion strategies?

## VI. Submission of Expression of Interest

17. Any interested party must return **two copies** of the prescribed REPLY FORM attached hereto (“Reply Form”) in **Appendix V**, and duly signed together with the required information and documents stated therein. The submission could be made by email ([lymp@lcsd.gov.hk](mailto:lymp@lcsd.gov.hk)), or by post or by hand to Management Office, Lei Yue Mun Park holiday camp, 75 Chai Wan Road, Hong Kong **ON or BEFORE 10 June 2026 5:00 p.m. (Hong Kong time)**. In case it is submitted by post or by hand, it shall be placed in envelope to be marked “**Confidential**” and labelled “**Expression of Interest for Market Engagement in Operating and Developing Lei Yue Mun Park Holiday Camp into a Recreational and Leisure Hotspot**”.
18. Apart from commercial entities and non-profit organisations, the LCSD also welcomes proposals from organisations related to history, culture, sports and tourism.
19. When devising their proposals, interested parties are invited to take due regard to the followings:
- (a) The proposal should align with the purposes stated in paragraphs 14 and 15 above;
  - (b) The proposed operation or use must comply with the Antiquities and Monuments Ordinance, and should be financially viable, capable of conserving the historic buildings, environmentally sustainable and acceptable to the community;
  - (c) The proposed operation or use should observe and comply with all applicable laws of Hong Kong;
  - (d) The Government will retain ownership of the Holiday Camp. Upon the expiry of the existing permit and tenancy agreement, the Government may grant them together with the tenancy for the operation of the Holiday Camp for a period it deems fit; and

- (e) It is the Government's intention to set up a continual monitoring system to ensure that the Holiday Camp is being operated and managed in the public interests. Key performance indicators for monitoring and maintaining high performance could be introduced.
20. A briefing-cum-site visit will be arranged at **3 p.m. on 11 May 2026** at Lei Yue Mun Park holiday camp, 75 Chai Wan Road, Hong Kong to help interested parties to better understand this Invitation Document and facilitate their preparation of the EOI. To attend the briefing-cum-site visit, please complete the enrolment form in **Appendix VI** and return it to the LCS D by email ([lymp@lcsd.gov.hk](mailto:lymp@lcsd.gov.hk)) no later than **5:00 p.m. on 6 May 2026** (Hong Kong time).
21. For any matter relating to this invitation, please write to the LCS D by email to ([lymp@lcsd.gov.hk](mailto:lymp@lcsd.gov.hk)). Interested parties should note that the LCS D will only answer enquires of a general nature, and any statement, whether oral or written, made and any action taken by any Government officer or employee in response to any enquiry made by the Respondent shall be for guidance and reference purpose only.
22. The submission of any EOI by the Respondent shall be taken to be an acceptance of the terms of this Invitation Document (including all Appendices). The Respondent shall also undertake, represent and warrant that it shall comply with all applicable laws, including but not limited to the Law of the People's Republic of China on Safeguarding National Security in the Hong Kong Special Administrative Region and the Safeguarding National Security Ordinance, for the purpose of or in connection with this submission.
23. Any interested party, whether or not a submission is made, should note that:
- (a) The particulars in this Invitation Document are provided on a non-committal basis and subject to change by the Government without prior notification. For the avoidance of doubt, any submission received will serve as a reference only and may or may not be considered or taken into account by the Government when considering the way forward of the Holiday Camp;

- (b) Interested parties should make their own independent assessment of the information contained in this Invitation Document after making such investigation and taking such professional and other advice as may be prudent in order to assess the risks and benefits and prepare its EOI. Interested parties should not construe the contents of this Invitation Document, or any other communication by or on behalf of the Government or any related persons, as financial, legal, tax or other advice. Interested parties should consult their own professional advisors as to financial, legal, tax or other matters concerning this Invitation Document;
- (c) This Invitation Document is not intended to provide the basis of any investment decision and should not be considered as a recommendation by the Government or any of its employees, agents or advisors;
- (d) Interested parties shall be solely responsible for the fees, costs and expenses incurred in preparing for and responding to this invitation, or subsequent responses or initiatives on the part of any interested party. The Respondent may be requested, at their own costs and expenses, to attend an interview and arrange for a presentation to clarify any points made in their submissions if necessary. The Government will under no circumstances be liable to any Respondent for any such fees, costs, expenses, loss or damage whatsoever arising out of or in connection with this Invitation Document;
- (e) The Government reserves all its rights not to proceed further with this invitation and/or the subsequent tender exercise (if any) at its sole and absolute discretion without giving any reason for such action;
- (f) This invitation is not a tender exercise, nor part of the tender exercise, but a structured way to obtain market feedback. The ideas and suggestions received through this invitation may be used by the Government, in the original form or in a modified form as may be considered appropriate by the Government. The Respondent has no claim whatsoever against the Government relating to any subsequent use of the ideas and suggestions. Neither the Government nor any Respondent will be bound by any response to this invitation; and

- (g) This invitation is not a pre-qualification exercise to shortlist or pre-qualify any interested party. Interested parties who do not submit an EOI in response to this invitation will not be barred from taking part, or prejudiced against, in the subsequent exercise.

## **VII. Personal Data of Respondents**

24. Supply of personal data is purely voluntary. However, failure to provide sufficient data may hamper the Government from considering the submissions further. The personal data of the Respondent and of any individual provided as part of the EOI exercise (collectively referred to as “personal data” in this paragraph) will be used by the Government for the purposes of this invitation, and all other purposes necessary for or directly related to the said purposes including but not limited to the resolution of any dispute arising from this Invitation Document.
25. By making a submission in response to this invitation, the Respondent acknowledges and consents and has ensured that the individuals who are the subject of personal data have acknowledged and consented that the personal data provided in the submission may be disclosed to other Government bureaux and departments, the Legislative Council, the District Councils, the Area Committees, non-governmental organisations and data access applicants under the Code of Access to Information.
26. The Respondent and the individuals who are the subject of personal data have the right of access and correction with respect to personal data as provided for in Sections 18 and 22 of and Principle 6 of Schedule 1 to the Personal Data (Privacy) Ordinance (Chapter 486 of the Laws of Hong Kong).
27. Enquiries concerning the personal data collected by means of this Invitation Document, including the making of access and corrections, should be addressed to the Access to Information Officer of the LCSD at 13/F, Leisure and Cultural Services Headquarters, 1-3 Pai Tau Street, Sha Tin, New Territories, Hong Kong.

### **VIII. Intellectual Property Rights**

28. All submissions shall be the original works of the Respondent and shall not contain any materials infringing any party's Intellectual Property Rights. The Respondent shall indemnify and keep the Government fully and effectively indemnified against all actions, costs, claims, demands, damages, expenses, losses and liabilities of whatsoever nature arising from or incurred by any such infringement or alleged infringement.
29. In making the submission, the Respondent shall be deemed to have granted to the Government a freely transferable, exclusive, perpetual, worldwide, royalty-free, irrevocable licence (and sub-licensable) to use, adapt and modify the ideas and submissions and all Intellectual Property Rights subsisting in the submissions for all purposes in respect of or in connection with this Invitation Document. The Respondent shall, if required by the Government, do all things and execute all instruments or documents for the purpose of conferring the rights and interest on the Government.

### **IX. Disclaimer**

30. Whilst the information contained in this Invitation Document has been prepared in good faith, it does not claim to be comprehensive or to have been independently verified. Neither the Government nor any of its employees, agents or advisors accepts any liability or responsibility as to, or in relation to, the adequacy, accuracy or completeness of the information contained in this Invitation Document or any other written or oral information which is, has been or will be provided or made available to any company or consortium; nor do they make any statement, declaration or warranty, expressed or implied, with respect to such information or to the information on which this Invitation Document is based. Any liability in respect of any such information or inaccuracy in, or omission from this Invitation Document is expressly disclaimed. Map, layout plan and the relevant information enclosed with this Invitation Document are for the purposes of illustration and

identification only and subject to change.

31. This Invitation Document is not intended to provide the basis of any investment decision and should not be considered as a recommendation by the Government or any of its employees, agents or advisors to any company or consortium to make a submission. The Respondent should make its own independent assessment of the information contained in this Invitation Document and must satisfy itself of the development of its submission and business potential of the development and the accuracy, completeness or meaning of any information and/or statement contained in this Invitation Document. No statement or warranty is given as to the achievement or reasonableness of any future projections, estimates, prospects or returns contained in this Invitation Document.
32. Neither this Invitation Document nor any submission received by the Government in response to this invitation should be taken to constitute or form part of any invitation to tender or tender or contract or binding agreement or understanding by or with the Government. The Government reserves its right to amend, add or delete any information contained in this Invitation Document at any time without prior notification and without giving any reasons.
33. This Invitation Document is for seeking ideas, views and suggestions only and does not create any legal obligations on the Government. Nothing in this Invitation Document constitutes any commitment by the Government to any Respondent in respect of responses which may be submitted, nor does it guarantee that participation of external organisations will be implemented in any manner or form.
34. The Government does not have any obligation to enter into any negotiations or discussions with any Respondent in relation to this Invitation Document on an exclusive or non-exclusive basis.
35. The Government reserves the right, without prior consultation or notice, to change the content of this Invitation Document. The Government is not obliged to inform the Respondent of any update or change of any of the information in this Invitation Document made or that comes to its knowledge after the issue of this Invitation Document. Nothing in this

Invitation Document or any activities in connection therewith shall result in any legal obligation or liability on the part of the Government.

Leisure and Cultural Services Department  
The Government of the Hong Kong Special Administrative Region  
24 April 2026