

中華人民共和國  
香港特別行政區  
行政會議 (召集人)  
梁振英議員



The Hon. CY Leung, GBS, JP  
Convener of the Executive Council  
Hong Kong Special Administrative Region  
The People's Republic of China

PERSONAL & CONFIDENTIAL

Ref: CYMAR26/im

11 March 2002

Mr Eric Johnson  
Planning and Lands Bureau  
9/F Murray Building  
Garden Road  
Hong Kong

Dear Mr Johnson,

West Kowloon Reclamation Concept Plan Competition

I refer to our conversation on 28 February 2002. I was in Shenzhen on the following day, and for the best part of last week, I was in Shanghai attending a Trade Development Council function.

I undertook to come back to you regarding the role of DTZ Debenham Tie Leung in one of the entries.

I have been given to understand that one of the entrants named DTZ Debenham Tie Leung as "Property Advisers".

I was not aware of this before the Jury, including myself as a member, had completed the voting process. I was informed of this well after 10:00 am on 28 February 2002. I took the first opportunity to report this to the Jury that morning, after brief discussions with my DTZ colleagues. I also undertook to write to you.

I have spoken to KK Chiu and KB Wong who were among the four DTZ personnel named by the entrant. I have also read the file that has been handed to me by KB Wong. To the best of my knowledge, the following was the sequence of events. These events were in essence the same as what I reported to the Jury on the morning of 28 February 2002.

.../2



- 2 -

1. DTZ was approached by Davis Langdon & Seah, a firm of quantity surveyors, in September 2001 to provide land value, on a no fee basis, based on the schedule of accommodation and free-hand sketches of a design concept.
2. KB Wong wrote to LWK & Partners on 18 September 2001, providing his opinion of land premium for the retail, residential, hotel and office uses. The last paragraph of his letter says "the estimations are however rough ball park indications and are subject to the terms of sale and other development conditions. They are based on current market prices. It is also important to note that the factor of time value (i.e. the effect of discounting the future land sale revenue to present day value) has not been reflected in the above calculation."
3. In response to queries by Davis Langdon & Seah, KB Wong wrote the second and last letter on 25 September 2001 clarifying certain assumptions used in his earlier letter.
4. There has been no agreement or understanding between DTZ and Davis Langdon & Seah or anyone else for any future role or fees in respect of this exercise. Neither was there any indication or promise of future work if the entrant wins the competition.
5. On 25 September 2001, a secretary of DTZ faxed over information of the firm and brief CV of KK Chiu, KB Wong and two other DTZ personnel. These names were given in a paragraph headed "the key personnel who worked on the project". This was the end of DTZ's correspondence with the entrant and the end of DTZ's involvement.

Like other professional firms, DTZ has a practice of checking against potential conflict of interest, to avoid subsequent and conflicting instructions on the same matter. As the indication of site value to Davis Langdon & Seah and LWK & Partners was not a formal instruction and was not fee paying, it does not feature amongst our assignments and was not given a Valuation Job number.

..../3

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- 3 -

To complete my declaration, I attach a full list of companies in the DTZ Group, in which DTZ Debenham Tie Leung is the main operating company. I am a shareholder and Managing Director of DTZ Debenham Tie Leung. I also attach names of other companies, including publicly listed companies, of which I am a director or major shareholder. To the best of my knowledge, with the exception of the correspondence described above, none of these companies had any interests or involvement in the Competition.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C.Y. Leung'.

C.Y. Leung

Encl.

*DIRECTORSHIPS OF LEUNG CHUN YING*

<i>Name of Company</i>	<i>Place of Incorporation</i>	<i>Nature of Business</i>	<i>Date of Commencement of Directorship</i>
DTZ Debenham Tie Leung Project Services Ltd.	Hong Kong	Project Consultancy Project Management	23 June 1998
DTZ Debenham Tie Leung Property Management Ltd.	Hong Kong	Property Management	01 May 1996
DTZ Debenham Tie Leung Investments Services Ltd.	Hong Kong	Dormant	14 October 1998
DTZ Debenham Tie Leung Assets Management Ltd.	Hong Kong	Dormant	09 October 1998
DTZ Debenham Tie Leung Ltd	Hong Kong	Real Estate Consultants	30 November 1991
DTZ world.com Ltd.	Hong Kong	e-Commerce	27 June 2000
DTZ Debenham Tie Leung - Beijing	Beijing	Real Estate Consultancy	12 August 1997
DTZ Debenham Tie Leung - Shanghai	Shanghai	Real Estate Consultancy	26 December 1992
DTZ Debenham Tie Leung - Guangzhou	Guangzhou	Real Estate Consultancy	01 December 1997
DTZ Debenham Tie Leung - Tianjin	Tianjin	Real Estate Consultancy	19 July 1998
DTZ Debenham Tie Leung - Dalian	Dalian	Real Estate Consultancy	25 January 1998
DTZ Debenham Tie Leung - Chongqing	Chongqing	Real Estate Consultancy	12 November 1999
HK Millennium Ltd.	British Virgin Islands	Investment Holdings	25 October 1999
Wintrack Worldwide Ltd.	British Virgin Islands	Investment Holdings	19 November 1999
DTZ Pacific Holdings Ltd.	British Virgin Islands	Investment Holdings	20 November 1999

DTZ Tie Leung Co. Ltd.	British Virgin Islands	Investment Holdings	19 November 1999
CY Leung (China) Ltd.	British Virgin Islands	Dormant	16 August 1995
CY Leung & Co. Ltd.	Hong Kong	Dormant	21 December 1999
Banson Investments Ltd.	Hong Kong	Dormant	22 June 1994
Beson Investments Ltd.	Hong Kong	Dormant	22 June 1994
Brilliant Time Investment Ltd.	Hong Kong	Service Company	06 April 1993
ACE Link Property Ltd.	British Virgin Islands	Investment Holdings	21 September 2001
DTZ Japan Ltd.	British Virgin Islands	Investment Holdings	28 September 2001
EuroAsia Properties Ltd.	British Virgin Islands	Investment Holdings	21 September 2001
Dragon Foundation Ltd.	Hong Kong	Charity/public services	12 February 2000
Jumbo Land Ltd.	Hong Kong	Family Assets	15 December 1994
Lotvest Ltd.	Hong Kong	Family Assets	13 April 1985
One Country Two Systems Research Institute Ltd.	Hong Kong	Public Policy Research	06 June 1990
China Homes Ltd.	Singapore	Development of affordable housing in Mainland China	28 August 1998
Global China Technology Group Ltd.	Hong Kong	Technology & Media	20 July 2000
Ascendas Pte Ltd	Singapore	Business Space Investor	25 April 2001
Dao Heng Bank Group Ltd.	Bermuda	Holding Company	21 July 2001
Dao Heng Bank Ltd.	Hong Kong	Banking	27 July 2001
Dao Heng Finance Ltd.	Hong Kong	Finance	27 July 2001
Overseas Trust Bank Ltd.	Hong Kong	Banking	27 July 2001

Updated on 2002/3/12