

**密 件**  
**CONFIDENTIAL**

**Written Statement of CHIU Kam-kuen**

I am the Head of Valuation Department in DTZ. I am responsible for the daily operation of the Valuation Department of DTZ.

Below is my statement regarding item IV of the major areas of study in Appendix III of the letter from the Clerk to Select Committee dated 21 March 2012.

**(m) Role of Mr. Leung in the operation of DTZ, including the extent of involvement in the management and operation of DTZ in respect of the projects and prospective projects undertaken or to be undertaken by DTZ and the reporting mechanism**

- (1) Mr LEUNG Chun-ying was the chairman in Greater China of DTZ Debenham Tie Leung Limited. Mr. Leung resigned and left DTZ on 31<sup>st</sup> January, 2012.
- (2) Mr Leung dealt with the overall management of the company with the Board of Directors in Greater China. The Board, chaired by Mr Leung, monitored performance of each department, set up company policy and made financial and administration decisions within the region.
- (3) Mr Leung did not directly supervise the daily work of each department. Each department head within each city in Greater China region dealt with the daily operation of the department. Staff within a department reported to the respective General Manager of each city and the respective skill heads. I am the skill head of Valuation Department.
- (4) Within Valuation Department, the projects undertaken would be recorded on the Confirmed Instruction Registry. Staff within Valuation Department report to me.

**(n) Role and involvement of DTZ in respect of the Entry Concerned, including DTZ's relationship with T.R. Hamzah & Yeang Sdn Bhd, David Langdon & Seah Hong Kong Limited and LWK & Partners (HK) Ltd.**

- (1) Upon reviewing past documents, I recall that I was approached by Mr Kenneth Poon of Davis Langdon & Seah ("Langdon") around September 2001. Our Mr K B Wong accompanied me to a meeting with Mr Kenneth Poon. Mr. Poon asked for our assistance in providing land value estimations for different land uses within a development proposal for

West Kowloon Reclamation Concept Plan Competition.

- (2) On 18 September 2001, K B Wong wrote a letter (which was addressed to LWK & Partners (H.K.) Ltd. with c.c. to Langdon) providing opinion on the rough ball-park indications of land values for retail, residential, hotel and office components in the development proposal. Mr K B Wong further clarified the land value estimations by way of a fax sent to Kenneth Poon of Langdon on 25 September 2001.
  - (3) In this case, Mr. Kenneth Poon was our only contact point and we had not met staff of LWK & Partner (HK) Ltd. or T.R. Hamzah & Yeang Sdn Bhd.
  - (4) Apart from providing land value information to Mr Kenneth Poon of Langdon, we did not know whether they had participated in the Concept Plan Competition and whether our information had been used or incorporated into their submission. We had not been asked to meet other team members for discussion on this case. We had not been formally asked for consent for inclusion of DTZ as a consultant in its submission nor our consent for inclusion of the land value estimates quoted to them.
  - (5) I had not seen the submission of T.R. Hamzah & Yeang Sd Bhd and did not know whether they had included DTZ as a consultant in their submission.
- (o) **Mr. LEUNG Chun-ying's knowledge of the role and involvement of DTZ in the Competition before and during the adjudication of the entries.**

- (1) I did not know that Mr. C Y Leung was a member of the Jury in the West Kowloon Reclamation Concept Plan Competition when I met Mr Kenneth Poon of Langdon around September 2001. I only came to know about that later when Mr Leung called me one day saying that he was on that day sitting as one of the Judges for that competition. He asked me whether DTZ had any involvement with the competition. I replied him that Mr K B Wong prepared a letter to Mr Kenneth Poon of Langdon providing land values indications. I cannot now recall exactly whether I gave the reply to Mr Leung after checking with K B Wong and looking up the past documents.
- (2) Prior to that telephone conversation with Mr Leung, I had not informed him that Davis Langdon & Seah asked us to provide land value indications in respect of a development proposal at West Kowloon Reclamation Concept Plan Competition.
- (3) Mr C Y Leung asked us to pass the entire file to him after he returned back

to his office. We sent him a folder containing all the documents in the afternoon on the same day.

- (4) I did not register this case on the Confirmed Instruction Registry as this was not a fee-paying instruction.



Chiu Kam-kuen

26 March 2012