

**DAVIS LANGDON & SEAH
HONG KONG LIMITED**
QUANTITY SURVEYORS : CONSTRUCTION COST CONSULTANTS
威寧謝香港有限公司 : 工料測量師及建設本值顧問

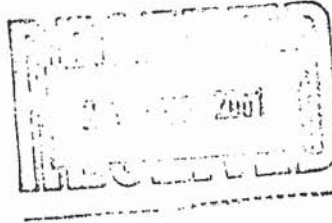


Ref : MB122/01/LTR60973

20th September 2001

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Dear Sirs,

WEST KOWLOON WATERFRONT DESIGN COMPETITION

Further to the discussion with DTZ, we would propose to carry out the financial feasibility study in following approach :

- 1) The gross floor areas shown in your proposed Accommodation Schedule shall be splitted into "Government constructed" and "Private Constructed" 2 categories.
- 2) Our cost estimate shall allow for the infrastructures and "Government Constructed" areas construction costs only.
- 3) No allowance shall be made for the "Private Constructed" areas. These will be reflected as Accommodation Values (AV) to be advised by DTZ after considering our estimate on the premium deductible works involved.
- 4) All costs and AV shall be at present day value.

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Directors: Ku Moon Lun Kenneth K Y Poon Joseph Y K Lee D C Mackay Eric K F Au Cheung Sek Hoi
A G Ruxton Peter K M Ho Francis K M Au
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ISO 9001 : 1994
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We have grouped the items of the proposed project under the above 2 categories in the attached page for your comment.

Should you have any queries or comments on the above approach, please feel free to contact us.

Yours faithfully,

For and on behalf of
DAVIS LANGDON & SEAH HONG KONG LIMITED

Encl.

c.c. T.R. Hamzah & Yeang Sdn. - Mr. Ken Yeang (603) 4256 1005 ✓
DTZ Debenham Tie Leung Limited - Mr. K.K. Chiu 2530 1502 ✓

CHO/fc

Source : Mr Ronald LIANG, witness appearing before the Select Committee

West Kowloon Waterfront Design Competition



	<u>GFA</u> m2
1. <u>Government Constructed</u>	
1.1 Imax Centre	3,600
1.2 Art Gallery	8,100
1.3 Performing Art Centre	19,800
1.4 Sports/leisure/amenities facilities	21,600
1.5 Opera House	12,500
1.6 Outdoor Amphitheatre	
1.7 Recreational Park *	
1.8 Landscape Park	
1.9 Water Park	
1.10 Cultural Waterfront Walk	
1.11 Footbridge to Kowloon Park	
1.12 Roadwork	
1.13 Mono Rail	
1.14 Relocation of existing Fire Station	
1.15 Relocation of existing School	
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Total GFA for Public Facilities	<u>65,600</u>
2. <u>Private Constructed</u>	
2.1 Basement Carpark (633 Nos.)	
2.2 Carpark above Ground (633 Nos.)	
2.3 Retail	92,400
2.4 Retail & Entertainment	94,500
2.5 Residential	16,900
2.6 Hotel	133,500
2.7 Office	208,000
2.8 Media-theatre *	8,550
2.9 Marina *	
2.10 Footbridge to Adjacent Developments	
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Total GFA for Commercial Developments	<u>553,850</u>

* Please comment whether these facilities are Government or Private Constructed.