



政府總部
民政事務局
香港灣仔
港灣道十二號
灣仔大樓二十五樓

GOVERNMENT SECRETARIAT

HOME AFFAIRS BUREAU
25/F, WANCHAI TOWER
12 HARBOUR ROAD
WAN CHAI
HONG KONG

本局檔號 OUR REF :
電話 TEL. No. : 3102 5060
圖文傳真 FAXLINE : 3102 5997

By email and courier

14 February 2012

Confidential

Mr Leung Chun Ying, GBM, GBS, JP
House 4, 4 Peel Rise
The Peak
Hong Kong

Dear Mr Leung,

West Kowloon Reclamation Concept Plan Competition

I am writing to seek your kind assistance with respect to the captioned Competition held in Hong Kong in 2001/02, of which you were one of the jurors.

Recently, there have been media enquiries about your conflict of interest declaration and requests for disclosure of relevant information. We also note from media reports that you have suggested that additional information pertaining to the Competition be disclosed.

Taking into account our obligation to safeguard the confidentiality requirement and public interest consideration, we intend to disclose to the public further information. This will include the following documents as attached –

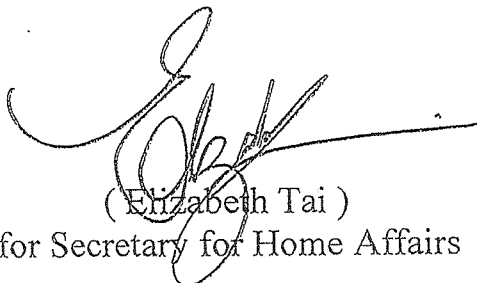
- i) Letter dated 21 February 2002 from Mr Eric Johnson to you (Annex 1);

- ii) Declaration by Members of the Jury made by you on 25 February 2002 (Annex 2);
- iii) Process of selecting winning entries (Annex 3);
- iv) Voting record of Mr C Y Leung (Annex 4);
- v) Letter dated 11 March 2002 from you to Mr Eric Johnson (Annex 5); and
- vi) Letter dated 23 March 2002 from Mr Eric Johnson to you (Annex 6).

We hope to be able to obtain your consent regarding the above proposed disclosure. We will take into account your response in determining the way forward on the matter.

You may wish to note that we are approaching Dr Kenneth Yeang about the proposed disclosure to the public of his registration form and updated list of project team members, which were submitted to the Organiser of the Competition in 2001.

Yours sincerely,



(Elizabeth Tai)
for Secretary for Home Affairs

Encl.

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

規劃地政局
香港花園道美利大廈



PLANNING and LANDS BUREAU
MURRAY BUILDING, GARDEN ROAD,
HONG KONG

本局網址 OUR WEBSITE: <http://www.plb.gov.hk>

本局編號 OUR REF.:

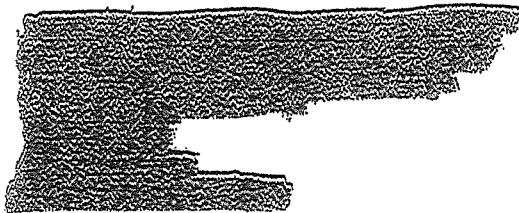
來函編號 YOUR REF.:

Eric Johnson tel. no. : 2348 2568
E-mail : e.johnson@plb.gov.hk
Agnes Tang tel. no. 2348 2570
E-mail : aiktang@plb.gov.hk
Fax No. : 2845 3489

BY FAX

21 February 2002

Personal and Confidential



Dear 

West Kowloon Reclamation Concept Plan Competition

Further to my letters of 29 January and 7 February 2002, I attach the proposed programme for the week of the Jury meeting. The programme has the general approval of the Chairman of the Jury and the Secretary for Planning and Lands.

There are a number of points that I should like to highlight, as follows –

Viewing of presentation boards

Sunday 24 February is devoted to the viewing of presentation boards at the Jury meeting venue, which is on the first floor of the City Hall, Low Block, so that all jurors may have a good sight of all of the boards in an informal atmosphere before adjudication begins on 25 February. Individual jurors are free to attend at times of their choosing during morning and afternoon sessions.

After consultation with Lord Rothschild, we are setting up the presentation boards for viewing according to the category into which the corresponding entries were placed by the Technical Panel. A layout plan will be available for you on arrival at City Hall.

Preliminaries

The morning of 25 February will be devoted mainly to consideration of the report of the Technical Panel and adopting a strategy for the adjudication process. As required by the Competition Document, the Chairman of the Technical Panel, Mr Bosco Fung, will attend the meetings of the Jury to present the Panel's assessments.

Lunch on 25 February will be hosted by the Secretary for Planning and Lands, Mr John Tsang. If you have any special dietary requirements, please let me or ~~Mr John Tsang~~ know beforehand.

In the afternoon, jurors will be taken to view the West Kowloon Reclamation area from one or two suitable vantage points. Afterwards, there will be a further opportunity for viewing of the presentation boards.

Adjudication sessions

The 26, 27 and the morning of 28 February will be devoted to adjudication of the entries.

Media conference on 28 February

Lord Rothschild has consented to chair a media conference in the afternoon of 28 February to announce the winning entries. The event will be broadcast live on the Government's internet home page. We hope that all jurors will be available to attend the media conference to assist Lord Rothschild in answering questions from the floor and make themselves available for post-conference interviews with the media. The Secretary for Planning and Lands and the Director of Planning will also be attending.

Cocktail reception on 28 February

The Secretary for Planning and Lands will hold a cocktail reception at Government House in honour of the Jury. We have invited members of the Technical Panel and a wide variety of people in the community, including representatives of the professional organizations and advisory bodies with an interest in the project. We anticipate an attendance of about 140 people.

Kindly note that there will be no need for formal attire at any of the functions in the programme for the Jury.

In addition -

Conflict of interest declarations

Before the Technical Panel met, I sought the Professional Advisor's advice on whether the competition requirements concerning ineligibility of certain persons and on maintaining anonymity throughout the assessment process should be supplemented with declarations of interest by Panel members. He advised as follows -

"I think it is not an imposition on Technical Panel members, Jury members, or anyone officially connected with the competition to declare whether or not their association with a contestant or a business represents a conflict of interest, either real or implied. I would be happy to review such cases on an individual basis if your group feels it would be helpful. Normally, all Jurors and Technical Panel members are expected to sign a binding agreement of confidentiality and conflict of interest notification, such as the one you have developed."

The declaration form used on that occasion was completed by all members of the Technical Panel and Mr Lacy. Lord Rothschild is content that a similar form should be completed by jurors.

----- I attach the declaration form and should be grateful if you would complete it and return it to me by fax by 23 February.

Please note the following points before completing the form -

- (i) paragraph 16 of the General Conditions in the Competition Document provides among other things that the members of the Jury, their immediate family members, their employees, their close professional associates and any company of which they are a director or major shareholder are ineligible to enter the competition;
- (ii) as regards immediate family members, employees and close professional associates, the onus is on the prospective participant to check whether he has such a relationship with any member of the Jury, so that he does not enter the competition when ineligible. Hence it is sufficient in the declaration form for the juror to declare to the best of his knowledge (in item (a)) or belief (in item (b));
- (iii) it is not incumbent upon jurors to make enquiries of any close associate or contact to ascertain whether or not they have entered the competition;

- (iv) where item (b) applies, perhaps because the juror has been told by someone that he has entered the competition, this will not necessarily be a problem, as the likelihood is that no conflict of interest will arise if the juror has not participated in the entrant's project and does not know which of the entries is from that entrant;
- (v) as regards directorships and majority shareholdings, the juror is assumed to be aware of the activities of his companies, if any, and the onus is therefore on him to ensure that none enters the competition. Hence the declaration here - with a choice between items (c), (d) and (e) in the form - assumes full knowledge on the part of the declarant; and
- (vi) the completed declarations will be reviewed initially by the organizer and Lord Rothschild on 24 February and be discussed at the first Jury meeting on 25 February. It is therefore essential that you return the completed form to me by 23 February.

Policy appraisal of entries

The Competition Brief states that the submitted proposals should be in compliance with the policy objectives of the Government in promoting arts and culture. Briefly, these are to support and promote the development of the arts and culture in Hong Kong and the preservation of the community's cultural heritage. The Government promotes the pluralistic development of the cultural scene in Hong Kong and aims to make available to the community a wide choice of arts and cultural facilities.

The Home Affairs Bureau, which is responsible for arts and cultural policy, has assessed the individual entries, in strict confidence, as to their broad consistency with the Government's policy objectives in promoting the arts and culture.

The Bureau finds that 131 of the entries are broadly consistent with the policy objectives, whereas 18 entries are either broadly inconsistent with them (7 entries) or fail to provide sufficient information to allow proper assessment (11 entries). The 7 entries broadly inconsistent with the policy objectives either fail to provide sufficient cultural facilities or put far too much emphasis on sports and/or entertainment facilities. These entries carry the serial numbers 014, 031, 055, 075, 113, 120 and 140. The 11 entries failing to provide sufficient information to allow proper assessment carry the serial numbers 003, 021, 029, 076, 078, 079, 085, 117, 122, 123 and 139.

All of the 18 entries whose serial numbers are quoted above are in the Technical Panel's Category 2 (entries which fail to meet the technical requirements of the competition brief in important respects).

The remaining 12 entries - out of the grand total of 161 - were not assessed by the Home Affairs Bureau, as the Technical Panel has recommended their disqualification. (The Panel decided that its findings should be made known to the Bureau to assist it in its task.)

With best regards,

Yours sincerely,

Eric Johnson

(Eric Johnson)
Competition Co-ordinator

West Kowloon Reclamation Concept Plan Competition

PROGRAMME FOR THE JURY 21 February to 2 March 2002 (As at 21 February)

Date / time	Event
21 Feb	
	Arrival of overseas jurors
Sun 24 Feb	
10.00 am – 1.00 pm	Viewing of entry presentation boards at City Hall by individual jurors at times convenient to them (morning session)
2.30 pm – 6.00 pm	Viewing of entry presentation boards at City Hall by individual jurors at times convenient to them (afternoon session)
3.00 pm	Preparatory meeting at City Hall attended by the Chairman of the Jury, the Professional Advisor, the Chairman of the Technical Panel and the Competition Co-ordinator, to discuss the Jury's work programme and related activities
25 Feb	
10.00 am – 12.30 pm	Jury meeting at City Hall <i>Agenda items</i> <i>Chairman's opening remarks</i> <i>Conflict of interest declarations</i> <i>Report by the Chairman of the Technical Panel</i> <i>Consideration of the Report of the Technical Panel</i> <i>Consideration of adjudication process</i>
Lunch (12.45 pm)	Hosted by Mr. John Tsang, Secretary for Planning and Lands, at Victoria Seafood Restaurant, CITIC Tower. [redacted] and [redacted] also attending
2.15 pm	Jury to view the West Kowloon Reclamation area from suitable vantage points
4.15 pm – 6.00 pm	Viewing of entry presentation boards at City Hall by individual jurors
Evening	Free
26 Feb	
9.30 am	Jury meeting at City Hall <i>Agenda</i>

	<i>Adjudication of entries (until 12.30 pm)</i>
Lunch	Subject to individual commitments, with other members of the Jury
2.30 pm	Jury meeting at City Hall <i>Agenda</i> <i>Adjudication of entries (until 5.30 pm)</i>
Evening	Free
9.30 am	Jury meeting at City Hall <i>Agenda</i> <i>Adjudication of entries (until 12.30 pm)</i>
Lunch	Subject to individual commitments, with other members of the Jury
2.30 pm	Jury meeting at City Hall <i>Agenda</i> <i>Adjudication of entries (until 5.30 pm)</i>
Evening	Free
9.30 am	Jury meeting at City Hall <i>Agenda</i> <i>Adjudication of entries (continued, if necessary)</i> <i>Jury's views on winning entries (for publication)</i> <i>Identity of winners</i> <i>Form and content of the Jury Report</i> <i>Arrangements for the rest of the day</i>
Lunch	Subject to individual commitments, with other members of the Jury
3.30 pm – 4.30 pm	Media conference chaired by Lord Rothschild, accompanied by the Secretary for Planning and Lands, at Central Government Offices New Annexe, Lower Albert Road, to announce and display the winning entries; other Jury members, Professional Advisor and Director of Planning to attend
4.30 pm – 5.00 pm	Opportunity for one-on-one interviews by the media with members of the Jury and senior officials
Evening 6.15 pm – 7.30 pm	Cocktail reception for the Jury hosted by the Secretary for Planning and Lands, at Government House, Upper Albert Road, to be attended by Lord Rothschild, other jurors, the Professional Advisor, members of the Technical Panel, Members of the Legislative Council

	and representatives of professional organizations, advisory bodies and government departments concerned
	Departure of overseas jurors

West Kowloon Reclamation Concept Plan Competition

DECLARATION BY MEMBERS OF THE JURY

I, being a member of the Jury for the West Kowloon Reclamation Concept Plan Competition, declare that I have read paragraph 16 of the General Conditions of the Competition Document, reproduced below:

16. All those likely to be in conflict of interest are excluded from the Competition including but not necessarily limited to the following:
- (i) Persons closely associated with the Competition and their immediate family members;
 - (ii) Members of the Jury and the Technical Panel, and the Professional Advisor and their immediate family members;
 - (iii) An employee, any person having an employment-type contract or at continuous and close professional association or partnership with a member in category (i) and (ii) above; or
 - (iv) A company of which a member in category (i) and (ii) above is a director or major shareholder.

and that, in relation to paragraph 16 (ii), (iii) and (iv) above –

*(a) to the best of my knowledge, none of my immediate family members or employees and no-one who has an employment-type contract or close professional association or partnership with me, has entered the competition;

*(b) I believe that the following, among my immediate family members or employees and those who have an employment-type contract or close professional association or partnership with me, have entered the competition;

Name of entrant	Relationship with entrant

#(c) I am not a director or major shareholder of any company;

#(d) no company of which I am a director or major shareholder has entered the competition;

#(e) a company of which I am a director or major shareholder has entered the competition. The company's name is:

I understand that the entries to the competition are issued to me for my personal and confidential assessment and that the adjudication of entries is to be carried out in strict confidence.

* delete (a) or (b); if you delete (a), complete (b) Signed : _____

Name : _____

delete/complete as appropriate; whichever one applies, delete the other two Date : _____

West Kowloon Reclamation Concept Plan Competition

DECLARATION BY MEMBERS OF THE JURY

I, being a member of the Jury for the West Kowloon Reclamation Concept Plan Competition, declare that I have read paragraph 16 of the General Conditions of the Competition Document, reproduced below:

16. *All those likely to be in conflict of interest are excluded from the Competition including but not necessarily limited to the following:*

- (i) *Persons closely associated with the Competition and their immediate family members;*
- (ii) *Members of the Jury and the Technical Panel, and the Professional Advisor and their immediate family members;*
- (iii) *An employee, any person having an employment-type contract or at continuous and close professional association or partnership with a member in category (i) and (ii) above; or*
- (iv) *A company of which a member in category (i) and (ii) above is a director or major shareholder.*

and that, in relation to paragraph 16 (ii), (iii) and (iv) above –

*(a) to the best of my knowledge, none of my immediate family members or employees and no-one who has an employment-type contract or close professional association or partnership with me, has entered the competition;

*(b) I believe that the following, among my immediate family members or employees and those who have an employment-type contract or close professional association or partnership with me, have entered the competition;

Name of entrant	Relationship with entrant

#(c) I am not a director or major shareholder of any company;

~~*(d) no company of which I am a director or major shareholder has entered the competition;~~

~~*(e) a company of which I am a director or major shareholder has entered the competition. The company's name is:-~~

I understand that the entries to the competition are issued to me for my personal and confidential assessment and that the adjudication of entries is to be carried out in strict confidence.

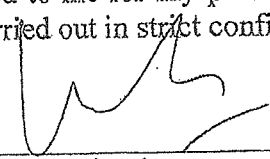
* delete (a) or (b); if you delete (a), complete (b)

Signed :

Name :

Date :

delete/complete as appropriate; whichever one applies, delete the other two


CY. UANZ.
28 Feb 2002

West Kowloon Reclamation Concept Plan Competition

Process of Selecting Winning Entries

1. All entries were shown to the Jury on an anonymous basis and each was represented by a serial number. The Jury agreed upon an elimination process for selecting the first prize winner, the second prize winner and three honourable mentions by casting votes.

Selection of first prize winner on 26 February 2002

2. The first prize winner was selected in the following manner –
- (a) Each member of the Jury was invited to vote for five entries meriting further consideration as the winning entry, on a non-binding basis and without ranking them (Voting Round 1). 20 entries were selected in this way. After reviewing the votes cast, the Jury decided that the nine entries with the most votes should be discussed further. The entry, which was subsequently found to be associated with Mr C Y Leung (hereafter referred to as “the entry concerned”), was among these nine entries.
 - (b) The nine entries with the most votes were each brought in front of the Jury in serial number order. Individual Jury members discussed specific aspects which they felt merited the Jury’s consideration.
 - (c) Members then each cast one vote on a non-binding basis to select a winner from the nine entries discussed (Voting Round 2). After reviewing the votes cast, the Jury decided to discuss further the three entries receiving the most votes. The entry concerned was among these three entries

- (d) After thorough discussion of all the three entries concerned, each Jury member cast a binding vote to select the first prize winner (Voting Round 3). The selected entry was from a team led by Foster and Partners.

Selection of second prize winner on 26 February 2002

3. The second prize winner was selected in the following manner –

- (a) The eight entries remaining from the original group of nine considered for selection as the first prize winner were again displayed in turn. After discussion, five entries (including the entry concerned) were nominated for further consideration.
- (b) Members then each cast a non-binding vote for one entry from the five selected entries (Voting Round 4). After reviewing the votes cast, the Jury decided to discuss the three entries receiving the most votes. The entry concerned was among these three entries.
- (c) Each of these three entries was placed before the Jury in turn for further detailed discussion, after which each member cast a binding vote to select the second prize winner (Voting Round 5). The selected entry was from a team led by Mr Philip Y K Liao.

Selection of honourable mentions on 27 February 2002

4. The three entries awarded honourable mentions (of equal standing) were selected in the following manner –

- (a) The Jury decided to award honourable mention prizes to entries presenting interesting alternative ways of tackling the competition site.
- (b) The seven entries remaining from the group of eight considered for selection as the second prize winner were again displayed in turn. Members were invited to nominate any entry from among these seven, or any other entry, that they felt merited further consideration. After discussion, six entries (including the entry concerned) were nominated.

- (c) Members discussed all of the entries nominated and cast binding votes for the three entries to be awarded honourable mentions (Voting Round 6).
- (d) The entry concerned was one of the three entries with the highest votes to be awarded honourable mentions.

Disqualification of the entry concerned on 28 February 2002

5. On 28 February 2002 before the announcement of the competition results, the Competition Team informed Mr Leung of the finding that a project team member of an entrant on the preliminary list of winning entries appeared to be associated with him. Mr Leung reported the matter to the Jury that morning, and the Jury decided to disqualify the entry concerned. Except for the disqualified entry, the three entries with the most votes were selected as the honourable mentions.

West Kowloon Reclamation Concept Plan Competition

Voting Record of Mr C Y Leung

Rounds of Voting

Mr C Y Leung's vote

26 February 2002

Voting Round 1
(Selection of 20 entries for further consideration)

Mr Leung was absent from this round of voting. He selected 18 entries during the viewing session on 25 February 2002. 6 of his 18 selected entries (including the entry, which was subsequently found to be associated with him (hereafter referred to as "the entry concerned")), received enough votes to be considered further.

Voting Round 2
(Non-binding vote to select the first prize winner)

Mr Leung voted for the entry concerned, which was among the nine entries with the most votes.

Voting Round 3
(Binding vote to select the first prize winner)

Mr Leung voted for the entry concerned, which was among the three entries with the most votes.

Voting Round 4
(Non-binding vote to select the second prize winner)

Mr Leung voted for the entry concerned, which was among the five entries nominated.

Voting Round 5
(Binding vote to select the second prize winner)

Mr Leung voted for another entry among the three entries with the most votes.

27 February 2002

Voting Round 6
(Binding votes for three
entries to select the three
honourable mentions)

Mr Leung voted for three entries,
including the entry concerned, among
the six nominated entries.

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
"Convenor 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

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



Ng Tze-ying, DTZ, Ltd.
Convener of the Executive Council
Hong Kong Special Administrative Region
The People's Republic of China

- 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,

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

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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

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

規劃地政局
香港花園道美利大廈



PLANNING and LANDS BUREAU
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HONG KONG

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Tel. no. : 2848 2568
Fax no. : 2869 0167

本局檔號 OUR REF.:

來函檔號 YOUR REF.:

Personal and Confidential

23 March 2002

The Hon C Y Leung, GBS, JP
DTZ Debenham Tie Leung Limited
10/F, Jardine House
Central
Hong Kong

Dear Mr Leung,

West Kowloon Reclamation Concept Plan Competition

Thank you for your letter of 11 March 2002 in which you provided information regarding the role of DTZ Debenham Tie Leung in one of the entries to the competition.

Your letter also provides the information that you are a shareholder and Managing Director of DTZ Debenham Tie Leung, the names of companies in the DTZ Group in which DTZ Debenham Tie Leung is the main operating company and the names of other companies of which you are a director or major shareholder.

I shall inform Lord Rothschild, the Chairman of the Jury, that you have provided the supplementary declaration agreed upon when the matter was discussed on 28 February 2002.

Yours sincerely,

A handwritten signature in cursive script that reads 'Eric Johnson'.

(Eric Johnson)
Competition Co-ordinator

政府總部
民政事務局

香港灣仔
港灣道十二號
灣仔大樓二十五樓



GOVERNMENT SECRETARIAT

HOME AFFAIRS BUREAU
25/F, WANCHAI TOWER
12 HARBOUR ROAD
WAN CHAI
HONG KONG

本局檔號 OUR REF :
電話 TEL. No. : 3102 5060
圖文傳真 FAXLINE : 3102 5997

By email and courier

16 February 2012

Confidential

Mr Leung Chun Ying, GBM, GBS, JP
House 4, 4 Peel Rise
The Peak, Hong Kong

Dear Mr Leung,

West Kowloon Reclamation Concept Plan Competition

Thank you for your letter dated 15 February 2012.

As reiterated by the Government on various occasions, we have to take into account considerations of confidentiality as well as public interest when addressing the issue of disclosure of information on the captioned subject. We will consider the requests in your letter dated 15 February 2012 for disclosing additional information and/or documents on the basis of the aforementioned considerations.

In this connection, we would be grateful for your express confirmation that you have no objection to the proposed disclosure of the following documents, irrespective of the requests in your letter dated 15 February 2012 for disclosing additional information and/or documents: -

- i) Letter dated 21 February 2002 from Mr Eric Johnson to you (Annex 1);

- ii) Declaration by Members of the Jury made by you on 25 February 2002 (**Annex 2**);
- iii) Letter dated 11 March 2002 from you to Mr Eric Johnson (**Annex 3**); and
- iv) Letter dated 23 March 2002 from Mr Eric Johnson to you (**Annex 4**).

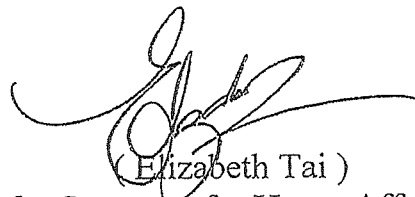
Regarding the document on the process of selecting winning entries (**Annex 5**), which is based on the Jury Report, and your voting record (**Annex 6**), we have made refinements to present the voting process in further detail and in a manner which is consistent with considerations of confidentiality (both in respect of the jurors and of other entrants) and public interest. We would also be grateful for your express confirmation that you have no objection to the proposed disclosure of these two annexes, irrespective of the requests in your letter dated 15 February 2012 for disclosing additional information and/or documents.

Your responses to the above will be taken into account by the Government on the subject of disclosure.

On the question of the discovery of the company associated with you being among the project team members of an entrant on the preliminary list of winning entries, as indicated in Mr Eric Johnson's letter dated 21 February 2002, the completed declarations were scheduled to be reviewed by the organizer and Lord Rothschild on 24 February 2002 before the adjudication process started on 25 February 2002. The Competition Team received your declaration as per **Annex 2** on 25 February 2002. As mentioned in the press release on the captioned subject on 8 February 2012, the discovery was made by the Competition Team after the voting process had been completed. The Competition Team informed you of the finding in the morning of 28 February 2002. You reported the matter to the Jury, which decided to disqualify the entry concerned.

As stated in the Government's response on 14 February 2012 to enquiries about the issue of press release on 8 February, we will not comment on media reports based on anonymous sources.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Elizabeth Tai', with a stylized, flowing script.

(Elizabeth Tai)
for Secretary for Home Affairs

Encl.

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

規劃地政局
香港花園道美利大廈



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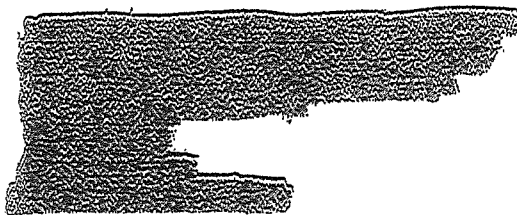
來函檔號 YOUR REF.:

Eric Johnson tel. no. : 2848 2568
E-mail : e.johnson@plb.gov.hk
Agnes Tang tel. no. 2848 2570
E-mail : aiktang@plb.gov.hk
Fax No. : 2845 3489

BY FAX

21 February 2002

Personal and Confidential



Dear 

West Kowloon Reclamation Concept Plan Competition

Further to my letters of 29 January and 7 February 2002, I attach the proposed programme for the week of the Jury meeting. The programme has the general approval of the Chairman of the Jury and the Secretary for Planning and Lands.

There are a number of points that I should like to highlight, as follows -

Viewing of presentation boards

Sunday 24 February is devoted to the viewing of presentation boards at the Jury meeting venue, which is on the first floor of the City Hall, Low Block, so that all jurors may have a good sight of all of the boards in an informal atmosphere before adjudication begins on 25 February. Individual jurors are free to attend at times of their choosing during morning and afternoon sessions.

After consultation with Lord Rothschild, we are setting up the presentation boards for viewing according to the category into which the corresponding entries were placed by the Technical Panel. A layout plan will be available for you on arrival at City Hall.

Preliminaries

The morning of 25 February will be devoted mainly to consideration of the report of the Technical Panel and adopting a strategy for the adjudication process. As required by the Competition Document, the Chairman of the Technical Panel, Mr Bosco Fung, will attend the meetings of the Jury to present the Panel's assessments.

Lunch on 25 February will be hosted by the Secretary for Planning and Lands, Mr John Tsang. If you have any special dietary requirements, please let me or ~~Mr John Tsang~~ know beforehand.

In the afternoon, jurors will be taken to view the West Kowloon Reclamation area from one or two suitable vantage points. Afterwards, there will be a further opportunity for viewing of the presentation boards.

Adjudication sessions

The 26, 27 and the morning of 28 February will be devoted to adjudication of the entries.

Media conference on 28 February

Lord Rothschild has consented to chair a media conference in the afternoon of 28 February to announce the winning entries. The event will be broadcast live on the Government's internet home page. We hope that all jurors will be available to attend the media conference to assist Lord Rothschild in answering questions from the floor and make themselves available for post-conference interviews with the media. The Secretary for Planning and Lands and the Director of Planning will also be attending.

Cocktail reception on 28 February

The Secretary for Planning and Lands will hold a cocktail reception at Government House in honour of the Jury. We have invited members of the Technical Panel and a wide variety of people in the community, including representatives of the professional organizations and advisory bodies with an interest in the project. We anticipate an attendance of about 140 people.

Kindly note that there will be no need for formal attire at any of the functions in the programme for the Jury.

In addition -

Conflict of interest declarations

Before the Technical Panel met, I sought the Professional Advisor's advice on whether the competition requirements concerning ineligibility of certain persons and on maintaining anonymity throughout the assessment process should be supplemented with declarations of interest by Panel members. He advised as follows -

"I think it is not an imposition on Technical Panel members, Jury members, or anyone officially connected with the competition to declare whether or not their association with a contestant or a business represents a conflict of interest, either real or implied. I would be happy to review such cases on an individual basis if your group feels it would be helpful. Normally, all Jurors and Technical Panel members are expected to sign a binding agreement of confidentiality and conflict of interest notification, such as the one you have developed."

The declaration form used on that occasion was completed by all members of the Technical Panel and Mr Lacy. Lord Rothschild is content that a similar form should be completed by jurors.

I attach the declaration form and should be grateful if you would complete it and return it to me by fax by 23 February.

Please note the following points before completing the form -

- (i) paragraph 16 of the General Conditions in the Competition Document provides among other things that the members of the Jury, their immediate family members, their employees, their close professional associates and any company of which they are a director or major shareholder are ineligible to enter the competition;
- (ii) as regards immediate family members, employees and close professional associates, the onus is on the prospective participant to check whether he has such a relationship with any member of the Jury, so that he does not enter the competition when ineligible. Hence it is sufficient in the declaration form for the juror to declare to the best of his knowledge (in item (a)) or belief (in item (b));
- (iii) it is not incumbent upon jurors to make enquiries of any close associate or contact to ascertain whether or not they have entered the competition;

- (iv) where item (b) applies, perhaps because the juror has been told by someone that he has entered the competition, this will not necessarily be a problem, as the likelihood is that no conflict of interest will arise if the juror has not participated in the entrant's project and does not know which of the entries is from that entrant;
- (v) as regards directorships and majority shareholdings, the juror is assumed to be aware of the activities of his companies, if any, and the onus is therefore on him to ensure that none enters the competition. Hence the declaration here - with a choice between items (c), (d) and (e) in the form - assumes full knowledge on the part of the declarant; and
- (vi) the completed declarations will be reviewed initially by the organizer and Lord Rothschild on 24 February and be discussed at the first Jury meeting on 25 February. It is therefore essential that you return the completed form to me by 23 February.

Policy appraisal of entries

The Competition Brief states that the submitted proposals should be in compliance with the policy objectives of the Government in promoting arts and culture. Briefly, these are to support and promote the development of the arts and culture in Hong Kong and the preservation of the community's cultural heritage. The Government promotes the pluralistic development of the cultural scene in Hong Kong and aims to make available to the community a wide choice of arts and cultural facilities.

The Home Affairs Bureau, which is responsible for arts and cultural policy, has assessed the individual entries, in strict confidence, as to their broad consistency with the Government's policy objectives in promoting the arts and culture.

The Bureau finds that 131 of the entries are broadly consistent with the policy objectives, whereas 18 entries are either broadly inconsistent with them (7 entries) or fail to provide sufficient information to allow proper assessment (11 entries). The 7 entries broadly inconsistent with the policy objectives either fail to provide sufficient cultural facilities or put far too much emphasis on sports and/or entertainment facilities. These entries carry the serial numbers 014, 031, 055, 075, 113, 120 and 140. The 11 entries failing to provide sufficient information to allow proper assessment carry the serial numbers 003, 021, 029, 076, 078, 079, 085, 117, 122, 123 and 139.

All of the 18 entries whose serial numbers are quoted above are in the Technical Panel's Category 2 (entries which fail to meet the technical requirements of the competition brief in important respects).

The remaining 12 entries - out of the grand total of 161 - were not assessed by the Home Affairs Bureau, as the Technical Panel has recommended their disqualification. (The Panel decided that its findings should be made known to the Bureau to assist it in its task.)

With best regards,

Yours sincerely,

Eric Johnson

(Eric Johnson)
Competition Co-ordinator

West Kowloon Reclamation Concept Plan Competition

PROGRAMME FOR THE JURY

21 February to 2 March 2002

(As at 21 February)

Date/ time	Event
21 Feb	Arrival of overseas jurors
21 Feb	
10.00 am – 1.00 pm	Viewing of entry presentation boards at City Hall by individual jurors at times convenient to them (morning session)
2.30 pm – 6.00 pm	Viewing of entry presentation boards at City Hall by individual jurors at times convenient to them (afternoon session)
3.00 pm	Preparatory meeting at City Hall attended by the Chairman of the Jury, the Professional Advisor, the Chairman of the Technical Panel and the Competition Co-ordinator, to discuss the Jury's work programme and related activities
22 Feb	
10.00 am – 12.30 pm	Jury meeting at City Hall <i>Agenda items</i> <i>Chairman's opening remarks</i> <i>Conflict of interest declarations</i> <i>Report by the Chairman of the Technical Panel</i> <i>Consideration of the Report of the Technical Panel</i> <i>Consideration of adjudication process</i>
Lunch (12.45 pm)	Hosted by Mr. John Tsang, Secretary for Planning and Lands, at Victoria Seafood Restaurant, CITIC Tower. [redacted] and [redacted] also attending
2.15 pm	Jury to view the West Kowloon Reclamation area from suitable vantage points
4.15 pm – 6.00 pm	Viewing of entry presentation boards at City Hall by individual jurors
Evening	Free
23 Feb	
9.30 am	Jury meeting at City Hall <i>Agenda</i>

	Adjudication of entries (until 12.30 pm)
Lunch	Subject to individual commitments, with other members of the Jury
2.30 pm	Jury meeting at City Hall <u>Agenda</u> Adjudication of entries (until 5.30 pm)
Evening	Free
Wed 27 Feb	
9.30 am	Jury meeting at City Hall <u>Agenda</u> Adjudication of entries (until 12.30 pm)
Lunch	Subject to individual commitments, with other members of the Jury
2.30 pm	Jury meeting at City Hall <u>Agenda</u> Adjudication of entries (until 5.30 pm)
Evening	Free
Thu 28 Feb	
9.30 am	Jury meeting at City Hall <u>Agenda</u> Adjudication of entries (continued, if necessary) Jury's views on winning entries (for publication) Identity of winners Form and content of the Jury Report Arrangements for the rest of the day
Lunch	Subject to individual commitments, with other members of the Jury
3.30 pm – 4.30 pm	Media conference chaired by Lord Rothschild, accompanied by the Secretary for Planning and Lands, at Central Government Offices New Annexe, Lower Albert Road, to announce and display the winning entries; other Jury members, Professional Advisor and Director of Planning to attend
4.30 pm – 5.00 pm	Opportunity for one-on-one interviews by the media with members of the Jury and senior officials
Evening 6.15 pm – 7.30 pm	Cocktail reception for the Jury hosted by the Secretary for Planning and Lands, at Government House, Upper Albert Road, to be attended by Lord Charles Rothschild, other jurors, the Professional Advisor, members of the Technical Panel, Members of the Legislative Council

	and representatives of professional organizations, advisory bodies and government departments concerned
	Departure of overseas jurors

West Kowloon Reclamation Concept Plan Competition

DECLARATION BY MEMBERS OF THE JURY

I, being a member of the Jury for the West Kowloon Reclamation Concept Plan Competition, declare that I have read paragraph 16 of the General Conditions of the Competition Document, reproduced below:

16. *All those likely to be in conflict of interest are excluded from the Competition including but not necessarily limited to the following:*

- (i) *Persons closely associated with the Competition and their immediate family members;*
- (ii) *Members of the Jury and the Technical Panel, and the Professional Advisor and their immediate family members;*
- (iii) *An employee, any person having an employment-type contract or at continuous and close professional association or partnership with a member in category (i) and (ii) above; or*
- (iv) *A company of which a member in category (i) and (ii) above is a director or major shareholder.*

and that, in relation to paragraph 16 (ii), (iii) and (iv) above –

*(a) to the best of my knowledge, none of my immediate family members or employees and no one who has an employment-type contract or close professional association or partnership with me, has entered the competition;

*(b) I believe that the following, among my immediate family members or employees and those who have an employment-type contract or close professional association or partnership with me, have entered the competition;

Name of entrant	Relationship with entrant

#(c) I am not a director or major shareholder of any company;

#(d) no company of which I am a director or major shareholder has entered the competition;

#(e) a company of which I am a director or major shareholder has entered the competition. The company's name is:

I understand that the entries to the competition are issued to me for my personal and confidential assessment and that the adjudication of entries is to be carried out in strict confidence.

* delete (a) or (b); if you delete
(a), complete (b)

Signed : _____

Name : _____

delete/complete as appropriate;
whichever one applies, delete the
other two

Date : _____

West Kowloon Reclamation Concept Plan Competition

DECLARATION BY MEMBERS OF THE JURY

I, being a member of the Jury for the West Kowloon Reclamation Concept Plan Competition, declare that I have read paragraph 16 of the General Conditions of the Competition Document, reproduced below:

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- (iii) *An employee, any person having an employment-type contract or at continuous and close professional association or partnership with a member in category (i) and (ii) above; or*
- (iv) *A company of which a member in category (i) and (ii) above is a director or major shareholder.*

and that, in relation to paragraph 16 (ii), (iii) and (iv) above –

*(a) to the best of my knowledge, none of my immediate family members or employees and no one who has an employment-type contract or close professional association or partnership with me, has entered the competition;

*(b) I believe that the following, among my immediate family members or employees and those who have an employment-type contract or close professional association or partnership with me, have entered the competition;

Name of entrant	Relationship with entrant

#(c) I am not a director or major shareholder of any company;

~~*(d) no company of which I am a director or major shareholder has entered the competition;~~

~~*(e) a company of which I am a director or major shareholder has entered the competition. The company's name is:-~~

I understand that the entries to the competition are issued to me for my personal and confidential assessment and that the adjudication of entries is to be carried out in strict confidence.

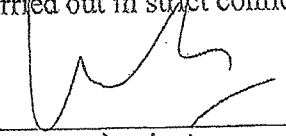
* delete (a) or (b); if you delete
(a), complete (b)

Signed :

Name :

Date :

delete/complete as appropriate;
whichever one applies, delete the
other two


CY. Uan.
25 Feb 2002

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



梁振英, 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

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



梁振英, DTZ, 主席
Chairman of the Executive Council
Hong Kong Special Administrative Region
The People's Republic of China

- 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,

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

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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

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

規劃地政局
香港花園道美利大廈



PLANNING and LANDS BUREAU
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本局檔號 OUR REF.:

來函檔號 YOUR REF.:

Tel. no. : 2848 2568
Fax no. : 2869 0167

Personal and Confidential

23 March 2002

The Hon C Y Leung, GBS, JP
DTZ Debenham Tie Leung Limited
10/F, Jardine House
Central
Hong Kong

Dear Mr Leung,

West Kowloon Reclamation Concept Plan Competition

Thank you for your letter of 11 March 2002 in which you provided information regarding the role of DTZ Debenham Tie Leung in one of the entries to the competition.

Your letter also provides the information that you are a shareholder and Managing Director of DTZ Debenham Tie Leung, the names of companies in the DTZ Group in which DTZ Debenham Tie Leung is the main operating company and the names of other companies of which you are a director or major shareholder.

I shall inform Lord Rothschild, the Chairman of the Jury, that you have provided the supplementary declaration agreed upon when the matter was discussed on 28 February 2002.

Yours sincerely,

A handwritten signature in cursive script that reads "Eric Johnson".

(Eric Johnson)
Competition Co-ordinator

West Kowloon Reclamation Concept Plan Competition

Process of Selecting Winning Entries

1. All entries were shown to the Jury on an anonymous basis and each was represented by a serial number. The Jury agreed upon an elimination process for selecting the first prize winner, the second prize winner and three honourable mentions by casting votes. There were a total of 10 jurors.

Selection of first prize winner on 26 February 2002

2. The first prize winner was selected in the following manner –
- (a) Each member of the Jury was invited to vote for five entries meriting further consideration as the winning entry, on a non-binding basis and without ranking them (Round 1 - Voting). 20 entries were selected in this way. After reviewing the votes cast, the Jury decided that the nine entries with the most votes should be discussed further. The entry, which was subsequently found to be associated with Mr C Y Leung (hereafter referred to as “the Entry Concerned”), was among these nine entries.
 - (b) The aforesaid nine entries with the most votes were each brought in front of the Jury in the order of their serial numbers. Individual Jury members discussed specific aspects which they felt merited the Jury’s consideration.
 - (c) Members then each cast one vote on a non-binding basis to select a winner from the nine entries discussed (Round 2 - Voting). After reviewing the votes cast, the Jury decided to discuss further the three entries receiving the most votes. The Entry Concerned was among these three entries.

- (d) After thorough discussion of all the three entries concerned, each Jury member cast a binding vote to select the first prize winner (Round 3 - Voting). The selected entry was from a team led by Foster and Partners.

Selection of second prize winner on 26 February 2002

3. The second prize winner was selected in the following manner –

- (a) The eight entries remaining from the original group of nine considered for selection as the first prize winner were again displayed in turn. After discussion, five entries (including the Entry Concerned) were nominated for further consideration (Round 4 - This round involved discussion only. No voting took place).
- (b) Members then each cast a non-binding vote for one entry from the five selected entries (Round 5 - Voting). After reviewing the votes cast, the Jury decided to discuss the three entries receiving the most votes. The Entry Concerned was among these three entries.
- (c) Each of these three entries was placed before the Jury in turn for further detailed discussion, after which each member cast a binding vote to select the second prize winner (Round 6 - Voting). The selected entry was from a team led by Mr Philip Y K Liao.

Selection of honourable mentions on 27 February 2002

4. The three entries awarded honourable mentions (of equal standing) were selected in the following manner –

- (a) The Jury decided to award honourable mention prizes to entries presenting interesting alternative ways of tackling the competition site.
- (b) The seven entries remaining from the group of eight considered for selection as the second prize winner were again displayed in turn. Members of the Jury were invited to nominate any one entry from among these seven, or any other entry (even though not among these seven), that in their view merited further consideration. After discussion (no votes were taken), six entries (including

the Entry Concerned) were nominated.

- (c) Members discussed all of the entries nominated and cast binding votes for the three entries to be awarded honourable mentions (Round 7 - Voting).
- (d) The Entry Concerned was one of the three entries with the highest votes to be awarded honourable mentions.

Disqualification of the Entry Concerned on 28 February 2002

5. On 28 February 2002 before the announcement of the competition results, the Competition Team informed Mr Leung of the finding that a project team member of an entrant on the preliminary list of winning entries, namely the Entry Concerned, appeared to be associated with him. Mr Leung reported the matter to the Jury that morning, and the Jury decided to disqualify the Entry Concerned. Disregarding the disqualified entry, the three entries receiving the most votes in Round 7 were selected as the honourable mentions.

West Kowloon Reclamation Concept Plan Competition

Voting Record of Mr C Y Leung

Rounds of Voting

Mr C Y Leung's vote

26 February 2002

Round 1 - Voting
(Selection of 20 entries for further consideration)

Mr Leung was absent from this round of voting. He selected 18 entries during the viewing session on 25 February 2002. At Round 1, 7 of these 18 entries were also voted for by other jurors. Although Mr Leung was absent, it was agreed by other jurors that his selection should be added to the tally of votes (i.e. adding one more vote to the total number of votes received by these 7 entries).

Out of Mr Leung's 18 selected entries, 6 (including the Entry Concerned*) were among the top 9 entries with the most votes. It was agreed that these 9 entries should be discussed further. The Entry Concerned received a total of 4 votes in this round of voting.

Round 2 - Voting
(Non-binding vote to select the first prize winner from the 9 entries with the most votes in Round 1)

Mr Leung voted for the Entry Concerned, which received 3 out of 10 votes in this round of voting.

* The entry, which was subsequently found to be associated with Mr C Y Leung, is referred to as "the Entry Concerned".

Round 3 - Voting
(Binding vote to select the first prize winner from the 3 entries with the most votes in Round 2)

Mr Leung voted for the Entry Concerned, which received 2 out of 10 votes in this round of voting.

Round 4
(Discussion to nominate 5 entries from the 8 entries remaining from the original group of 9 considered for selection as the first prize winner. No voting took place)

The Entry Concerned was among the 5 nominated entries.

Round 5 - Voting
(Non-binding vote to select the second prize winner from the 5 entries nominated in Round 4)

Mr Leung voted for the Entry Concerned, which received 3 out of 10 votes in this round of voting.

Round 6 - Voting
(Binding vote to select the second prize winner from the 3 entries with the most votes in Round 5)

Mr Leung did not vote for the Entry Concerned, which received 1 out of 10 votes in this round of voting.

27 February 2002

Round 7 - Voting
(Binding votes for three entries to select the three honourable mentions)

Mr Leung voted for three entries, including the Entry Concerned, which received 9 out of 30 votes in this round of voting. Given that the 30 votes consisted of each of the 10 jurors voting for 3 entries, this meant that 9 out of the 10 jurors cast a vote for the Entry Concerned.

政府總部
民政事務局

香港灣仔
港灣道十二號
灣仔政府大樓二十五樓



GOVERNMENT SECRETARIAT
HOME AFFAIRS BUREAU

25/F, WANCHAI TOWER
12 HARBOUR ROAD
WAN CHAI
HONG KONG

本局檔號 OUR REF :
電話 TEL. No. : 3102 5060
圖文傳真 FAXLINE : 3102 5997

By email and courier

24 February 2012

Confidential

Mr Leung Chun Ying, GBM, GBS, JP
House 4, 4 Peel Rise
The Peak, Hong Kong

Dear Mr Leung,

West Kowloon Reclamation Concept Plan Competition

Thank you for your letter dated 20 February 2012.

The statements made by the Government on 8 February 2012 were in response to enquiries from the media on the captioned matter. As reiterated by the Government on various occasions, including our letter to you dated 16 February 2012, we have to take into account the considerations of confidentiality as well as the public interest when addressing the issue of disclosure of information in relation to the West Kowloon Reclamation Concept Plan Competition. We would like to emphasize that the Government has acted impartially in respect of the matter of disclosure.

Four of the six annexes to our previous letters were relevant primary documents proposed for disclosure to the public. We note that you have expressed concern about the veracity and accuracy of the information contained in our previous letters, in particular Annexes 5 and 6 enclosed therewith for your consideration and giving of consent to

disclosure. The said Annexes were prepared based on the contemporaneous records, and the information contained in the Annexes is true and accurate. The matters you identified in paragraphs (a) to (c) of your letter of 20 February 2012 were not differences in substance, but represent different and more refined ways of presenting and explaining what actually happened at the time with considerations of confidentiality and the public interest in mind, so that the readers will be able to view the voting record in context.

Specifically, our responses to paragraphs (a) to (c) are set out below –

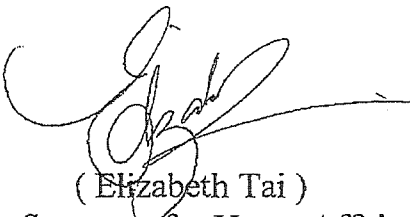
- (a) As Round 4 only involved discussion to nominate entries for selection of the second prize winner and no actual voting took place, we did not present this “nomination round” in Annex 4 to our letter dated 14 February 2012. However, as explained in our letter dated 16 February 2012, we have made refinements to present the voting process in further detail, hence the description in Annex 6 to our subsequent letter was amended to include information about the “nomination round”, making it 7 rounds of voting and discussions (as opposed to 6 rounds of voting).
- (b) There is no contradiction between the descriptions on the “Binding vote to select the second prize winner” in the annexes to our letters dated 14 and 16 February 2012. Annex 4 to our letter dated 16 February 2012 seeks to highlight the Entry Concerned, which is the subject of public interest.
- (c) As stated in Annex 5 on the “Process of Selecting Winning Entries” to our letter of 16 February 2012, for the selection of the three entries awarded honourable mentions, Members of the Jury were invited to nominate any one entry from among the seven entries remaining from the group of eight considered for selection as the second prize winner, or any other entry (even though not among these seven), that in their view merited further consideration. After discussion, 6 entries (including the Entry Concerned) were nominated. Each member were to vote for three entries among the 6 nominated entries. There was no suggestion that after the second prize winner was selected, there were only four entries left for the selection of three honourable mentions.

As you may be aware, the House Committee of the Legislative Council ("LegCo") has scheduled a meeting on 24 February 2012 to discuss "Issues relating to allegations of conflict of interests in the West Kowloon Reclamation Concept Plan Competition", and has further requested the Government to provide information relevant to the allegations of conflict of interests involving yourself and one of the entrants therein. The Government has fully considered the matter and decided to disclose to the House Committee information relevant to those allegations.

We enclose herewith the LegCo House Committee Paper and its annexes. Some of the annexes are identical to those sent to you in our earlier letters but some have been revised so as to explain the voting process in further detail and in a manner which is consistent with considerations of confidentiality (both in respect of the jurors and of other entrants) and the public interest. In this connection, we have also taken into account your views and suggestions as contained in your said letter as part of the considerations of confidentiality as well as the public interest when addressing the scope of the disclosure to the House Committee.

A21

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Elizabeth Tai', with a long horizontal flourish extending to the right.

(Elizabeth Tai)
for Secretary for Home Affairs