

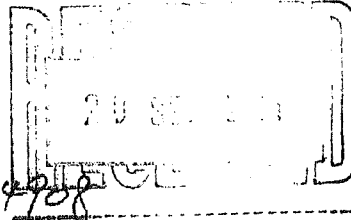
**DAVIS LANGDON & SEAH
HONG KONG LIMITED**
QUANTITY SURVEYORS : CONSTRUCTION COST CONSULTANTS
威寧謝香港有限公司 : 工料測量師及建設本值顧問



Ref : MB122/01/LTR60973

20th September 2001

LWK & Partners (HK) Ltd
9/F, Pacific Plaza
410 Des Voeux Road West
HONG KONG



2101 Leighton Centre
77 Leighton Road
Hong Kong
Tel: (852) 2830 3500
Fax: (852) 2576 0416
E-Mail: dls@dlshk.com
www.davislangdon.com

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.

Continued...../

Directors: Ku Moon Lun Kenneth K Y Poon Joseph Y K Lee D C Mackay Eric K F Au Cheung Sek Hei
A C Ruxton Peter K M Ho Francis K M Au
Deputy Directors: Chan Chi Kai John W Ching Ricardo C P Cheung Tsui Shuk Kuan Simon K M So H J Johnston
Assistant Directors: K S Yam Dilya L L Ho Peter H M Law M O Lai Frank H L Kwok William K H Fong Jonathan C K Lo
Lybinder M L Lam Wang Chin Ying Daniel F Luk Cynthia K P Szeto Lei Pak Hung

DAVIS LANGDON & SEAH INTERNATIONAL

Davis Langdon & Seah Singapore Hong Kong Kuala Lumpur Bandar Seri Begawan Jakarta Kota Kinabalu Kuching Manila Bangkok
Johor Bahru Penang Shanghai Beijing Guangzhou Hanoi Ho Chi Minh City Seoul
Davis Langdon & Everest United Kingdom Davis Langdon Edotco Spain Davis Langdon Economist France
Davis Langdon Polska Poland Davis Langdon Lebanon Beirut
Davis Langdon Arabian Gulf Qatar Bahrain United Arab Emirates Saudi Arabia Davis Langdon Adamson The United States of America
Davis Langdon Australia Auckland Fuzhou Lanzhou Nieme South Africa Botswana Lesotho Swaziland Davis Langdon Klappan Clark New Zealand



ISO 9001 : 1994
Certificate No. : CC 271

Ref : MB122/01/LTR60973



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/fo



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	
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	
Total GFA for Commercial Developments	<u>553,850</u>

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

DAVIS LANGDON & SEAH HONG KONG LIMITED

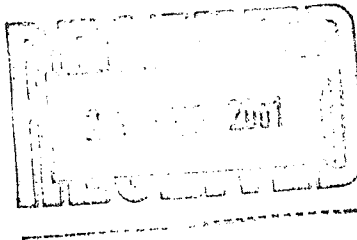
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Davis Langdon Polska: Poland Davis Langdon Lebanon: Beirut

Davis Langdon Arabian Gulf: Qatar Bahrain United Arab Emirates Saudi Arabia Davis Langdon Adamson: The United States of America

Davis Langdon Australia: Australia Farrow Laing Ntene: South Africa Botswana Lesotho Swaziland Davis Langdon Knapman Clark: New Zealand



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Yours faithfully,

A handwritten signature in black ink, appearing to read 'A. S. S. S.', is written over a faint, illegible printed name.

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 ✓
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