

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.

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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.

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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 be "C.Y. Leung".

C.Y. Leung

Encl.

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107, Jardine House, Central, Hong Kong

Source : Mr Raymond YOUNG, witness appearing before the Select Committee

# **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<br>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      |

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