

DAVIS LANGDON & SEAH

QUANTITY SURVEYORS : CONSTRUCTION COST CONSULTANTS

威寧謝：工料測量師及建設本值顧問

Facsimile Message

To: Mr. K.B. Wong

From: Kenneth Poon/Joe Chan

Of: DTZ Debenham Tie Leung Limited

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**WEST KOWLOON WATERFRONT DESIGN COMPETITION
ESTIMATE FOR PREMIUM DEDUCTABLE WORKS**

We refer to your Accommodation Value calculation in your letter ref. KB/y1-0220/01 dated 18th September. We have estimated the costs for premium deductible works (see attached page). Please advise whether these costs will affect your Accommodation Value calculation.

Best Regards

For and on behalf of
Davis Langdon & Seah Hong Kong Limited

c.c. L.W.K. & Partners (HK) Ltd. - Attn : Mr. Moses Leung (2572 4908)

T.R. Hamzah & Yeang Sdn. - Attn : Mr. Ken Yeang (603-42561005)

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Source : Mr CHIU Kam-kuen, witness appearing before the Select Committee

West Kowloon Waterfront Design Competition
Estimate for Premium Deductable Works

21st September 2001

GFA (m2)	Residential 144,000 HK\$	Hotel 133,500 HK\$	Office 208,000 HK\$	Retail 186,900 HK\$	Media Theatre 8,550 HK\$	Carpark - HK\$	Total 680,950 HK\$
Premium Deductable Works							
1. Additional cost for 50m deep marine piles comparing with normal piling provision (25m deep on ground)	396,000,000	417,200,000	598,000,000	-	-	-	1,411,200,000
2. Additional cost for 50m deep piles on ground comparing with normal piling provision (25m deep on ground)	-	-	-	161,200,000	8,000,000	42,700,000	211,900,000
3. Additional cost for marine deck comparing with normal sub-structure	36,400,000	38,400,000	55,000,000	-	-	-	129,800,000
4. Additional cost for retail structural frame to take loading of soil above retail	-	-	-	70,000,000	-	-	70,000,000
5. Extensive landscaping to roof of retail area	-	-	-	186,900,000	-	-	186,900,000
Total :	432,400,000	455,600,000	653,000,000	418,100,000	8,000,000	42,700,000	2,009,800,000
Cost/m2 GFA :	3,003	3,413	3,139	2,237	936	-	2,951