

Premium – It is valuation or negotiation

Presented by
Alwick C H Chan
Executive Director,
Head of Valuation & Professional Services

28 June 2014



footbridge connecting
Tonnochy Road and
Sun Hung Kai Centre



footbridge Across hennessy rd and percival St near
causeway bay plaza



Footbridge across
Gloucester Rd and Percival St
near Sino Plaza



Footbridge Connection Between Legco Complex At Tamar & Admiralty Centre



Footbridge ACROSS FENWICK ST AND GLOUCESTER RD NEAR ARTS CENTRE



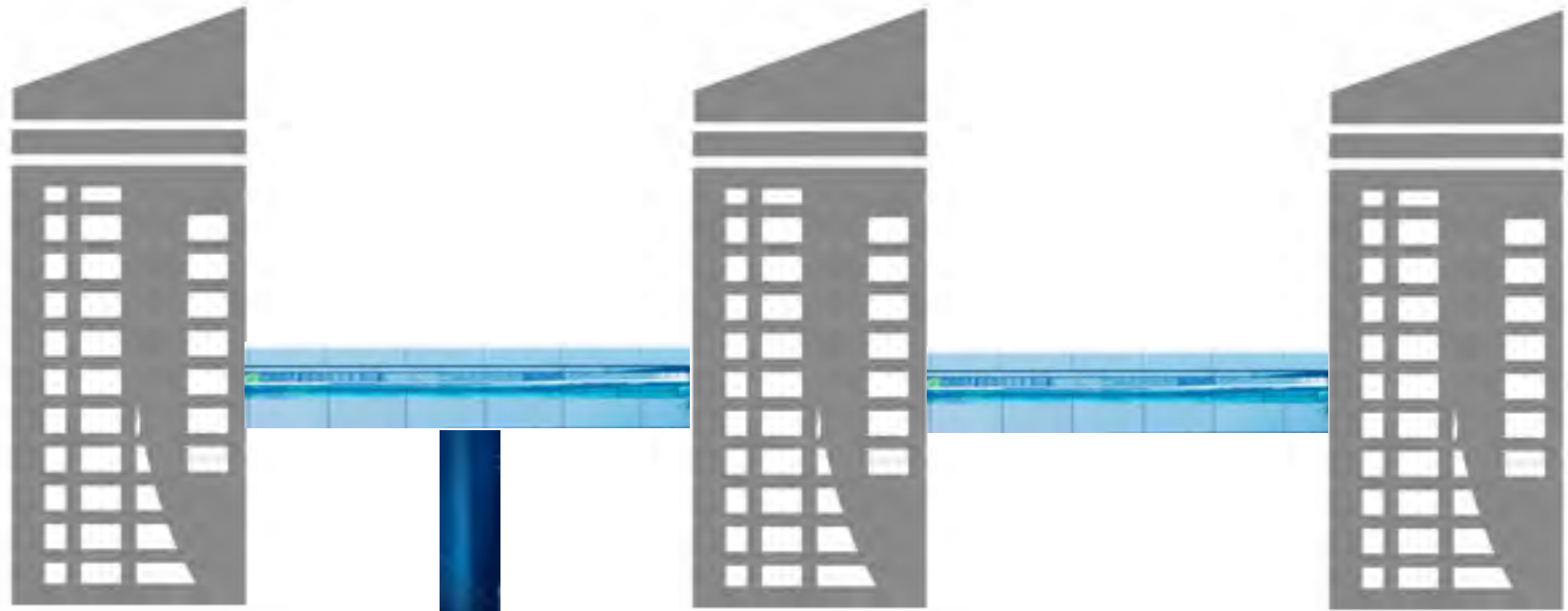
Footbridge connecting

Sun Yat Sen Memorial Park and Wilmer St at Sai Ying Pun



Footbridge connecting
Sun Yat Sen Memorial Park and Wilmer St at Sai Ying Pun





Premium calculated at adjacent building AV based on PR1 for occupation of GL

Footbridge Connection Between Legco Complex At Tamar & Admiralty CENTRE



Admiralty centre
direct footbridge connection

GFA say 100,000 sq m x AV \$180,000 x 2% enhancement
= \$360,000,000

Footbridge Connection Between
Legco Complex At Tamar & Admiralty CENTRE



Admiralty centre
direct footbridge connection

Shadow Area 60 sq m x G/F AV say \$200,000
= \$12,000,000

Footbridge Connection Between
Legco Complex At Tamar & Admiralty CENTRE



Footbridge Connection Between
Legco Complex At Tamar & Admiralty CENTRE





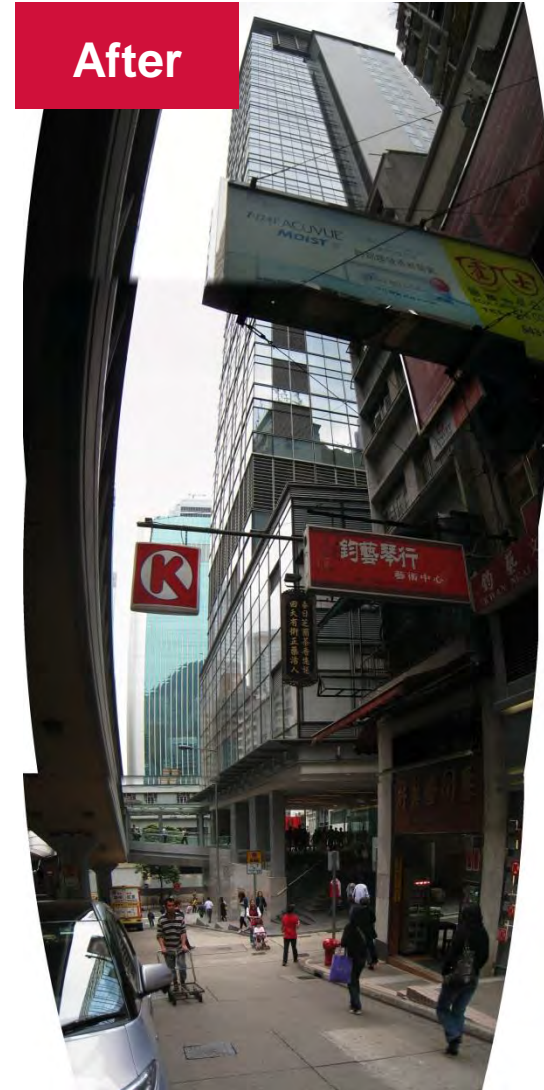
Footbridge Connection Between Legco Complex At Tamar & Admiralty CENTRE



Footbridge Connection Between Legco Complex At Tamar & Admiralty CENTRE



Footbridge Connection
Over Cochrane St &
No. 100 Queen's Rd Central



Footbridge Connection
Over Cochrane St &
No. 100 Queen's Rd Central



Footbridge Connection
Over Cochrane St &
No. 100 Queen's Rd Central



Footbridge Connection
Over Cochrane St &
No. 100 Queen's Rd Central



Footbridge Connection
Over Cochrane St &
No. 100 Queen's Rd Central

After



Charging religious institutions
a concessionary premium



Collusion

vs

Collaboration

“A secret cooperation for an illegal or dishonest purpose”

“Working together to achieve a task and share a common goal.”

Thank You

Q & A