

Davis Langdon & Seah Hong Kong Limited

celebrating 60 years of delivering
quality services in Hong Kong

DAVIS LANGDON & SEAH HONG KONG LIMITED

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Quantity Surveying | Cost Management | Project Management | Due Diligence | Legal Support | Project Monitoring | Construction Research

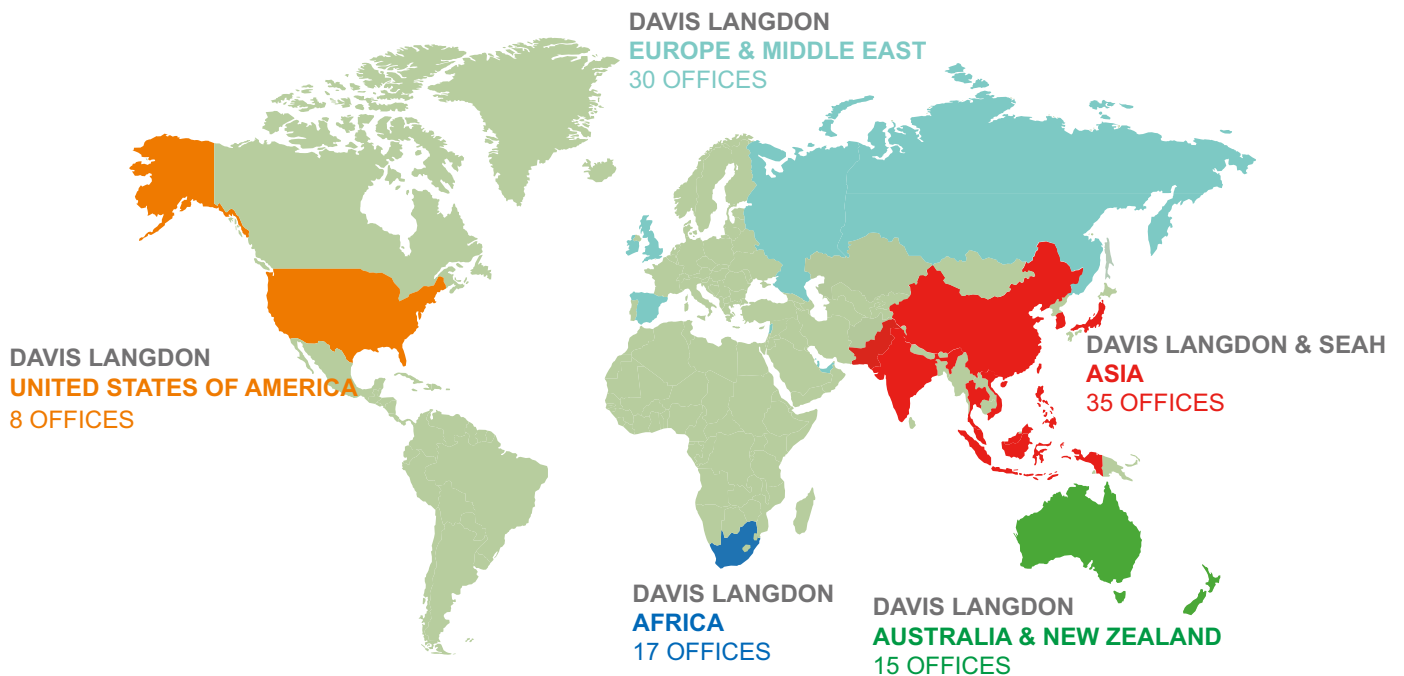
www.dlshk.com



Member firm of Davis Langdon & Seah International, with offices in : Hong Kong, Beijing, Shanghai, Chengdu, Chongqing, Foshan, Guangzhou, Macau, Shenyang, Shenzhen, Tianjin, Wuhan, Brunei, India, Indonesia, Japan, Korea, Malaysia, Pakistan, Philippines, Singapore, Thailand, Vietnam, United Kingdom, Ireland, Spain, Lebanon, Russia, Bahrain, UAE, Qatar, Australia, New Zealand, South Africa and the USA.

Davis Langdon & Seah - A Leading International Professional Quantity Surveying Firm

Davis Langdon & Seah established their Hong Kong office in 1949, and have since grown to be the pre-eminent quantity surveying and construction cost consultancy firm in Asia with over 2,000 staff in 35 offices in 12 countries. A member of the Davis Langdon & Seah International group, the global practice now has over 5,000 staff employed in 105 offices worldwide.

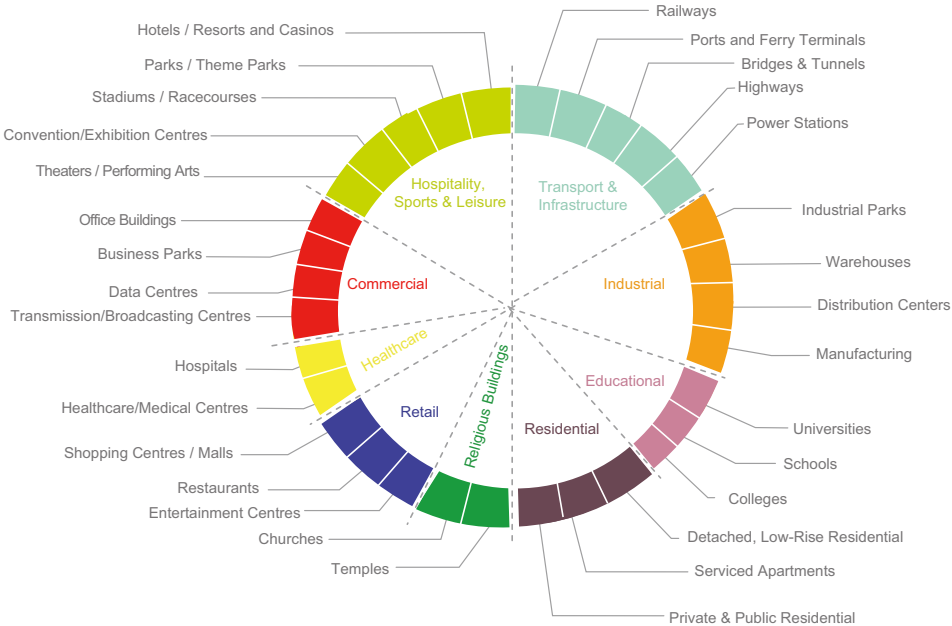


Davis Langdon & Seah International
Global Reach: Local Delivery

For 60 years, Davis Langdon & Seah has been proactively providing world-class construction consulting services for all types of building and infrastructure projects.

The practice draws upon a network of international resources to promote an unparalleled range of specialist services and research, and offers a seamless and integrated cost management service to clients from inception to completion. Through the sharing of information technology systems, information management and an intellectual database, their international coverage and resources enables them to reach out to serve clients in a market which is open, and increasingly without boundaries.

The sectors in which Davis Langdon & Seah operates:



The service lines Davis Langdon & Seah offers:



The Foundations of Today's Davis Langdon & Seah



Hong Kong Harbour
circa 1960s

In the early 1930s, among the assistants working in the large Quantity Surveying firm of Horace W Langdon & Every in London, were Frank Angell and Eric Watson. Watson met with David Waters in Singapore and decided to start an independent quantity surveying firm called "Waters and Watson" in 1934. One of their early partners, Seah Mong Hee, was the first Asian Chartered Surveyor (RICS) in the world, having joined Waters & Watson in 1936. When the Japanese invaded Singapore in 1942, the office was closed. However, after the war, Watson and Angell both re-joined Horace W Langdon & Every in London. They were then subsequently asked by Tom Every to re-establish the office in Singapore in 1946.

Davis Langdon & Seah: Key Milestones



Encouraged by the large amount of reconstruction work after the war and more and better prospects in the region as a whole, the Partners started to look at Malaya and Hong Kong for expansion possibilities.

In 1949, the Hong Kong office opened under the leadership of Dick Holmes. Within three years he had on his books the three biggest clients in Hong Kong - Hongkong Land, the Hong Kong Housing Society and the Hong Kong Housing Authority. The Hong Kong office became one of the pillars on which the practice in Southeast Asia was built.

In 1956, Seah Mong Hee became senior partner in the Far East. The firm's name was shortened to "Langdon & Every" and then in 1963, the firm incorporated "Seah" into the letterhead, now becoming "Langdon Every & Seah".



Front row, from the right, are Seah Mong Hee, Eric Watson and Frank Angell (circa 1955)

1949 : Hong Kong office opens in Edinburgh House, Central

Senior Partner:
Dick Holmes (1949 - 1962)

1940s



Public Housing Projects in the 1950s and 1960s

Although the Hong Kong Government began its resettlement plan in 1953, in the early days, the Housing Society stood alone in providing solutions to tackle the problem of a lack of housing for families that could not afford private housing and in many cases were homeless.



Shek Kip Mei Resettlement Estate

Shek Kip Mei Resettlement Estate rose from the ashes of a tragic fire at Shek Kip Mei squatter camp on Christmas Day in 1953. It provided emergency relief for the 50,000 inhabitants left homeless overnight. The Estate was completed in two phases. Built between 1954 and 1955, Lower Shek Kip Mei Estate comprises twenty-nine blocks of 6- to 7-storey H-shaped buildings. Each unit has a modest size of about 120 sq.ft. with shared toilet and shower facilities in the central corridors linking the two wings. These blocks were redeveloped into self-contained units in the early 1980s. Upper Shek Kip Mei Estate was built in the 1960s comprising seven blocks of 13-storeys high buildings. These blocks have since been demolished.

In the 1950s and 1960s, Davis Langdon & Seah also provided quantity surveying services for other major public housing estate developments.



**So Uk Estate,
Shum Shui Po**
[completed in 1959]



**Ma Tau Wai Estate
Phase 1**
[completed in 1960]



**Shaukeiwan Estate
Phase I,
Ming Wah Dai Ha**
[completed in 1961]



**Wong Tai Sin
Resettlement
Estate**
[completed in 1961]

1955 : Office moves to the 11th floor of Alexandra House

1956 : Company name shortened to Langdon & Every

1950s

First private housing development in Hong Kong

Mei Foo Sun Chuen

Mei Foo Sun Chuen was the first private housing estate in Hong Kong and was the world's largest condominium community upon completion in 1978. The project comprised 99, 20-storey apartment buildings, housing some 60,000 people in 13,000 apartments. It was built in stages from 1965 to 1978 on reclaimed land formerly used for petroleum storage by Mobil (Mobil's Chinese trading name in Hong Kong is Mei Foo).



Mei Foo Sun Chuen



Leighton Centre

Office Moves

Davis Langdon & Seah brought the professional services of the Quantity Surveyors to Hong Kong with the opening of their Edinburgh House office in 1949. From Edinburgh House the firm moved to the 11th floor of Alexandra House in 1955. In 1973, the company further expanded and moved from Alexandra House to Yee Hing Building at No. 19 Leighton Road, and then subsequently into another office at Ling Ying Building.

Davis Langdon & Seah was the quantity surveyor for the construction of the Leighton Centre in Causeway Bay. Upon completion in 1977, the office moved into the 21st floor.

In the mid-70s, a branch office was opened in Kowloon for a couple of years, basically to service post-contract work there, particularly for Hong Kong Housing Authority. Other overflow offices were set up in what is now Caroline Centre and One Hysan Avenue.

Today the company occupies over 29,000 sq.ft. of office space in the Leighton Centre on the 21st and 22nd floors.



More Recent Key Projects



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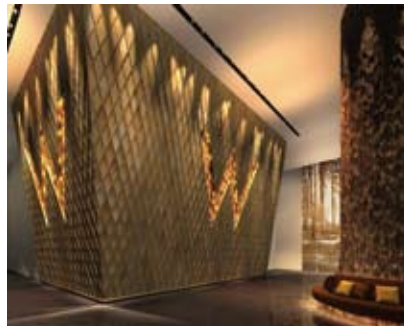
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03



04



05



06



07



08



09



10

- 01 Hong Kong Stadium
- 02 SkyPlaza, Hong Kong International Airport
- 03 Express Rail Link Tunnels and Associated Structures
- 04 Pok Oi Hospital
- 05 W Hotel
- 06 Tamar Government Headquarters
- 07 AIG Tower
- 08 Pacific Place III
- 09 HKU Kadoorie Biological Sciences Building
- 10 The Summit and Highcliff

1963 : Company name changed to "Langdon Every & Seah"

Senior Partner:
Peter Sanderson (1963 - 1978)

Completed numerous Hong Kong Housing Society and Hong Kong Housing Authority public housing projects

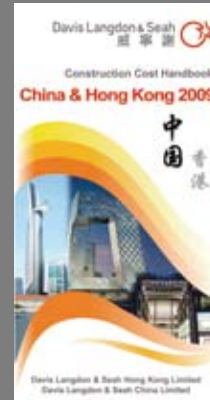
1960s

Pioneers in Construction Costs

Davis Langdon & Seah International researches and produces a number of regular publications.

- Davis Langdon & Seah Construction Cost Handbook

This is published annually to provide clients and consultants with a rough 'at-a-glance' indication of building costs in Hong Kong. Also featured are major rates for work in China, Indonesia, Malaysia, Singapore, Brunei, Thailand and the Philippines based on data provided by the local Davis Langdon & Seah office. Separate handbooks are also published for construction costs in Singapore, India, Malaysia, Philippines and Vietnam.



Construction Cost Handbook

- Davis Langdon & Seah Quarterly Construction Cost Review

This publication provides business partners with updated building cost information in Hong Kong and across the region.



Construction Cost Review

- SPON'S Asia Pacific Construction Costs Handbook

In 1994, Davis Langdon & Seah published its first Asia Pacific Construction Costs Handbook. The second edition was published in 1997 and a third in 2000 with over 400 pages of information. Its purpose is to present coherent snapshots of the economies and construction industries of the Asia Pacific region. It is extremely useful as an introduction to a country and its construction industry for clients, consultants, contractors, manufacturers and others involved with development, property and construction in the region.



SPON'S Architects' and Builders' Price Book

Completed the Terminal Building at Kai Tak Airport





Joseph Lee, Chairman
Davis Langdon & Seah
Hong Kong Limited

BUILDING JOURNAL Interview with Joseph Lee, Chairman, Davis Langdon & Seah Hong Kong Limited

BUILDING JOURNAL:

Davis Langdon & Seah Hong Kong has grown consistently since establishment 60 years ago. To what would you attribute this success?

Joseph Lee:

The Hong Kong office currently has around 350 staff, with a further 600 staff on the Mainland. A practice of our size inevitably handles a substantial number of projects at any given time. This in turn has meant that our dedicated cost planning department can monitor changes in construction tender prices across a broad spectrum of projects – residential, commercial, hotels, offices, infrastructure, etc. All this means that the quality of our construction cost database and our cost planning is second-to-none.

Secondly, we place particular emphasis on the training and continual development of the firm's core asset – our people. A structured training programme for our graduates covering all aspects of quantity surveying works is then supplemented by our in-house senior staff who deliver lectures and smaller-group tutorials on areas of their own particular expertise or their recent experiences.

And finally, with over 100 offices worldwide Davis Langdon & Seah is truly in a position to provide international clients with the benefits of our "global reach" whilst ensuring "local delivery".

BUILDING JOURNAL:

What changes have you seen in your Hong Kong office workload in recent years?

Joseph Lee:

Here in Hong Kong, real estate investment opportunities for developers have been restricted by the government's land policy and the geographical limits to expansion. As a result, we made the decision in the early 1980s to expand into Mainland China, initially with Hong Kong-based developers, but now also with local PRC developers who have seen the benefits of having an independent quantity surveyor. It's a move we have never regretted. Our business revenue in Mainland China in 2008 accounted for about two-thirds of Davis Langdon & Seah Hong Kong/China's overall turnover.

However, with the changing available workload in Hong Kong, we have responded by expanding new service lines and seeking opportunities in other sectors. For example, over the last year or so we have been fortunate enough to receive appointments on a number of MTRC projects, including West Island Line, Express Rail Link, South Island Line, Kwun Tong Line Extension and Shatin Central Link.

1977 : Completed the Leighton Centre and moved into 21st floor of the building

Senior Partner:
Ken Goodbourn (1979 - 1982)

1970s

We have also recently set up a specialist team on building sustainability. Our objective is to help Clients, Architects and Engineers on proposals and cost advice with respect to certification of LEED and HKBEAM awards as well as providing cost advice and feasibility studies on other green features and environmental provisions for long term sustainability of developments.

Due to its overwhelming predominance in the industry and a network of worldwide offices, Davis Langdon & Seah Hong Kong is capable of securing a diversified range of projects in the region. For example, our recent appointment on Hong Kong's first indoor cycling complex project - the Indoor Velodrome-Cum-Sports Centre in Tseung Kwan O - had a lot to do with the Group's involvement and past experience on cycling complex projects in the United Kingdom. This transfer of specialist knowledge from one side of the world to the other is an excellent example of our international cooperation through all levels of our organization.

BUILDING JOURNAL:

Have Davis Langdon & Seah been involved in the recent construction activities in Macau?

Joseph Lee: Our project experience in Macau actually goes back to the 1980s when we worked on the outer harbour infrastructure works. We were also Qs on the Macau Tower completed in 2002. In the latest wave of development, we've had appointments on Grand Lisboa, MGM Grand, One Central Residences, Macau Studio City etc. Whilst we have, like everyone else, been affected by the recent slow-down in Macau, we are confident that a rebound is inevitable. With a full-time staff of more than 20, we are well positioned to meet our client's future requirements in Macau.

BUILDING JOURNAL:

How do you see Davis Langdon & Seah developing in Hong Kong and the Region in the future?

Joseph Lee:

As I mentioned earlier, Davis Langdon & Seah have been working in Mainland China since the early 1980s.

Due to the enormous population and increasing purchasing power in Mainland China, the country is still regarded as the largest potential market in

the construction world. In Hong Kong, with the commencement of massive infrastructure projects, steady development can be expected but expansion seems to be limited. To cope with the changing scene, Hong Kong developers have changed strategies and increased their stake in major cities in the Mainland. Davis Landon & Seah will continue to concentrate on the private sector in the Mainland. At the same time, however, we are also looking for opportunities to take part in some large-scale projects led by the Chinese Central Government.

We have also witnessed a trend over the last 10 years of building owners and developers becoming more demanding on our quantity surveying services. Today, clients are more sophisticated in their approach to projects and expect quantity surveyors to come up with new ideas and innovative methods to ensure smooth and timely completion of projects, without sacrificing quality. We have been responsive to this demand, as seen from the level of our repeat commissions and also our various awards. On the Shanghai World Financial Centre completed last year, Davis Langdon & Seah received an appreciation award from Japan's leading developer Mori Building Corporation for our contribution to the successful completion of the project. And in early 2009, we became the first Hong Kong company to be granted a Grade 'A' Tendering Agent License in Mainland China.

The economic importance of Asia in the coming years will maintain our global reputation as innovators, and will position the practice to achieve its objectives of targeting new and diverse regions and sectors of operation. For example, in addition to our growth in China, we have also recently opened a new office in Tokyo. Dynamic markets across the region will provide new momentum and provide fantastic opportunities. This will require us to relocate our staff and establish offices in new locations in order to fully service these projects.

Finally, in the past 60 years, Davis Langdon & Seah has grown to become the largest quantity surveying firm in the region. This organic evolution has made Davis Langdon & Seah stronger and wiser. At this special occasion of our 60th Anniversary, I would like to express my immense gratitude to our predecessors, who have laid a solid foundation for our growth.

Senior Partner:
Ron Hart (1983 - 1984)

Senior Partner:
Bob Newman (1985 - 1990)

Significant projects include:

- Shun Tak Centre, Hong Kong
- Che Kung Temple, Hong Kong
- Hong Kong Space Museum
- First project in China :
- Silver Bay Development in Zhuhai (1983)

1980s



1990 -

An Important Milestone for the Group

Langdon Every & Seah changed their name to Davis Langdon & Seah in 1990, becoming in the process a member of Davis Langdon & Seah International. The merger signified a new emphasis on inter-regional co-operation in response to a growing need for a truly international construction consultant capable of providing Global Reach, together with Local Delivery.



Davis Langdon & Seah Senior Management Team in an internal workshop in 2008

In 1994, Davis Langdon & Seah was the first major quantity surveying firm in Hong Kong to obtain ISO 9001 accreditation. The implementation of quarterly in-house quality audits, coupled with a structured program of self-audits, surpasses the requirements of ISO 9001 accreditation and those of many fellow industry participants.



ISO 9001 : 2008
CC 271



068

Transformation of Davis Langdon & Seah Logos



1963 - 1990
Langdon Every & Seah

DAVIS LANGDON & SEAH

1990 - 2009
Davis Langdon & Seah



Davis Langdon & Seah
威寧謝

2009

1990 : Company name changed to Davis Langdon & Seah, and becomes a member of Davis Langdon & Seah International

Chairman:
Derek Geddes (1991 - 1994)

Chairman:
Ku Moon Lun (1995 - 2004)

1990s

Consistently High Performance

Davis Langdon & Seah's dedication to the advancement of the construction industry, their staff, and their clients' interests, brings consistently outstanding results and a level of commitment to excellence. This success is demonstrated by the number of awards received over the years. In 2009, Davis Langdon & Seah International was voted Top International Cost Consultants for the 16th year running by the BD World Architecture Survey.

In China, Davis Langdon & Seah has, for the third year in a row, received The Best Performance Award (Consultant) from Shui On Land Limited.

Expanding in China

Since the early 1990s, Davis Langdon & Seah has further expanded its business in China. It established offices in Shanghai (1993), Beijing (1994), Guangzhou (1995), Shenzhen (2001), Macau (2004), Chongqing and Wuhan (2005), Tianjin and Shenyang (2007) and Chengdu and Foshan (2008).



Shui On Yang Pu Centre, Shanghai



Best Performance Award Certification from Shui On Land Limited



Davis Langdon & Seah celebrated its 10th Anniversary in Beijing in 2004

Expansion in China

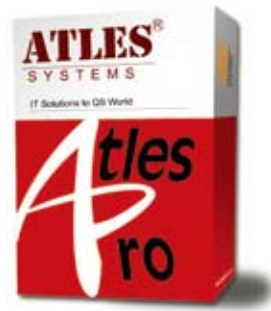
Offices established in Shanghai (1993), Beijing (1994) and Guangzhou (1995)

Completed significant projects:

- Hong Kong Stadium
- Hong Kong Convention & Exhibition Centre
- Times Square, Hong Kong
- The Centre, Hong Kong
- Jin Mao Tower, Shanghai

In-house Technology: One of Davis Langdon & Seah's Competitive Differentiators

Davis Langdon & Seah has its own in-house technology team which develops innovative software tailored specifically for quantity surveying works. Davis Langdon & Seah is at the forefront in utilizing IT in their business processes, tender documentation, cost analysis, project management and knowledge sharing. Today, Davis Langdon & Seah's in-house software and systems have been fully implemented across all the regional business units. They have succeeded in driving efficiencies and introducing additional rigour to their project processes.



AtlesPro

The system is a multi-user, shared database program designed by Davis Langdon & Seah's in-house specialists and has been used in Davis Langdon & Seah's offices since 1999. Its main functions are tender document preparation, tender addenda, tender evaluation, progress payments and financial statements. The AtlesPro suite includes a set of tools which enhance productivity by upgrading the way today's quantity surveyors work.

Benefits include:

- Support for electronic tendering ;
- Provides hierarchical levels of access privileges for users on a project-to-project basis;
- Comes complete with the most up to date Architectural, Structural, Civils and Building Services standard library of item descriptions for Bills of Quantities preparation;
- Comes with a multi-site feature that enables the users to be located practically anywhere;
- Reduces repetitive work and increases efficiency;
- Provides a fully auditable "paper-trail" and comprehensive back-up of dimensions.

Chairman:
Joseph Lee (2005 - present)

2000s

Expansion in China

Offices established Shenzhen (2001), Macau (2004), Chongqing and Wuhan (2005), Tianjin and Shenyang (2007) and Chengdu and Foshan (2008)



AIG Tower

Client	: Bayshore Development Group Limited
Location	: Hong Kong
Architect	: Aedas Ltd
Construction Period	: 2001 – 2005
CFA	: 59,277 sq m
Brief Description	: Located at No. 1 Connaught Road Central, AIG Tower is situated on the site of the former Furama Hotel in the Central business district of Hong Kong. This elegant Grade-A office tower comprises 39 levels and provides 26 floors of prime office accommodation space, each of some 13,000 to 15,000 sq ft lettable space with a total of some 450,000 sq ft of gross space. The typical office floor has a minimum finished floor to finished ceiling height of 3 m and furnished with 159 mm raised floor. The building is oriented to take advantage of views over the neighboring government buildings to the harbour and across Chater Garden to Victoria Peak.
DLS Role	: Full pre & post-contract quantity surveying services including M&E services



Hong Kong Science Park Phase 2

Client	: Hong Kong Science and Technology Parks Corporation
Location	: Hong Kong
Architect	: Leigh & Orange Limited
Construction Period	: 2004 – 2009
CFA	: 189,639 sq m
Brief Description	: The Hong Kong Science Park Phase 2 project is the second phased construction of the Hong Kong Science Park comprehensive development project, located on a 22-hectare site at the Tolo Harbour waterfront of Pak Shek Kok, Tai Po, New Territories. It provides an innovative and technology driven infrastructure and support facilities which includes market focused clustered laboratory services enabling Hong Kong industries and services to be more competitive. Officially opened in September 2007, the Hong Kong Science Park Phase 2 covers a total GFA of 105,000 sq m. The HK\$ 3.7 billion development is one of the largest facilities of this kind in the Pearl River Delta. This project consists of construction of a basement carpark, an auditorium and 10 No. high-tech buildings with more than 32,000 sq m world-class laboratory space and 50,000 sq m R&D office space.
DLS Role	: Cost estimating, pre-contract and post-contract services and assistance in value management



Hong Kong Stadium

- Client : The Royal Hong Kong Jockey Club
- Location : Hong Kong
- Architect : Hellmuth, Obata & Kassabaum, Inc.
- Completion Date : 1991 – 1994
- Brief Description : The Hong Kong Stadium was re-opened in March 1994. With all pre-casting finished in January 1993, the on-site pre-cast yard was removed and the pitch prepared with turf for the 1993 Hong Kong Rugby Sevens tournament. However, the steel arches, Teflon-coated roof and the air-conditioned private boxes which would not be available until the project's completion in 1994. With a maximum seating capacity of 40,000, the Stadium is at present the largest outdoor multi-purpose entertainment and sports venue in Hong Kong. It has been designed and equipped for the hosting of a wide variety of sporting, entertainment and community events. The project comprises :
- A three-tier 40,000-seat stadium with 75% roof covering and includes a restaurant, changing rooms, press facilities, offices and natural grass pitch.
 - Ancillary works included an adjacent 4,200 sq m office building and lecture theatre.
 - Hard and soft landscaping and a 200-capacity car park.
 - Commentary and TV broadcasting facilities as well as a stadium PA system and a diamond vision screen. The Stadium takes pride in providing a great venue for a variety of significant and successful events which include the annual Rugby Sevens, the Lunar New Year soccer tournaments, charity events etc.
- DLS Role : Full pre & post-contract quantity surveying services



HKUST Main Campus

- Client : The Hong Kong University of Science & Technology (HKUST) Main Campus
- Location : Hong Kong
- Architect : Simon Kwan & Associates Limited
- Construction Period : 1987 – 1992
- Brief Description : Constructed in two consecutive phases on a 57.8-hectare site, HKUST possesses an original GFA exceeding 260,000 sq m. The scheme consists of an academic block situated on the site's promontory, several accommodation groupings, and an amenity zone distributed over a series of inter-connected platforms dropping to sea level. The project comprises the full range of academic, teaching (including fixtures, furniture and built-in equipment) and residential facilities required of a new full-time world class university.
- DLS Role : Full pre & post-contract quantity surveying services including M&E services



MTR C803 – Express Rail Link Tunnels and Associated Structures (North)

Client	: Arup
Location	: New Territories, Hong Kong
Engineer	: Arup
Construction Period	: 2009 – 2015
Brief Description	: In April 2008, the HKSAR Government announced the go-ahead for further planning and design of the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL). This design package is for the northern section of the Express Rail Link Tunnels and Associated Structures linking to Futian Station in Shenzhen and consists of 11 km of tunneling, an Emergency Rescue Station, stabling sidings, four ventilation buildings and a construction shaft. The link will also connect to the national express rail network which will provide high-speed services to other major cities on the Mainland.
DLS Role	: Preparation of scheme design cost estimate, bills of quantities and pre-tender estimates



Pok Oi Hospital Redevelopment & Expansion

Client	: Hospital Authority
Location	: Hong Kong
Architect	: Wong & Ouyang (HK) Limited
Construction Period	: 2000 – 2007
CFA	: 71,600 sq m
Brief Description	: The site area is 21,717 sq m. The project comprises demolishing part of the existing hospital and building a new 13-storey (including a basement and a semi-basement) 620-bed hospital. The remaining part of the existing hospital will continue to operate until finally demolished when the new hospital is completed. Total CFA is 71,600 sq m being 68,345 sq m for hospital and 3,255 sq m for carpark.
DLS Role	: Full pre & post-contract quantity surveying services (exclude including M&E services)



Racecourse Facilities Improvement – Shatin Parade Ring

- Client : The Hong Kong Jockey Club
 Location : Hong Kong
 Architect : MHS Planners, Architects & Engineers Hong Kong Ltd
 Construction Period : 2003 – 2005
 Brief Description : The objective of this project is to construct a 120 m wide retractable roof structure over the existing Parade Ring. The roof structure is stall covered with fabric membrane. Related to this additional roof, a number of adjacent existing buildings (e.g. racing centre, grandstand balconies and etc.) are also modified to improve service to the racecourse users. In addition, the construction of the new retractable roof involves a series of alteration and temporary works such as building of a temporary parade ring, temporary saddling booth and etc. Lastly, the client also takes this opportunity to build a new owner's pavilion which will be fitted out to a 5-star hotel standard to serve the horse owners.
- DLS Role : Full pre & post-contract quantity surveying services including measured M&E services



SkyPlaza, Hong Kong International Airport

- Client : Airport Authority Hong Kong
 Location : Hong Kong
 Architect : SOM Aedas Joint Venture
 Construction Period : 2003 – 2006
 CFA : 165,000 sq m
 Brief Description : An integrated multi-purpose transportation and airport business center located as an extension to the existing Passenger Terminal Building and Ground Transportation Centre at the Hong Kong International Airport at Chek Lap Kok. It serves as a strategic link and focal point between the passenger terminal and the various key developments in SkyCity. The works include a 4-storey terminal building with 2 basement levels, two no. 9-storey office buildings, modification to existing passenger terminal building, APM system, roads, carparks, elevated bridges, etc.
- DLS Role : Appointed as quantity surveyor for cost planning, value engineering and tender document preparation.



Tamar Government Headquarters

- Client : Architectural Services Department, The Government of the HKSAR
Location : Hong Kong
Design and Build Contractor : Gammon – Hip Hing Joint Venture
Architect : Rocco Design Limited
Construction Period : 2008 – 2011
CFA : 207,400 sq m
Brief Description : In 2002, the HKSAR Government commenced the planning for the development of the Tamar site as Hong Kong's prime civic centre. The scope of works of the contract consists of the design and construction of Central Government Complex (Low Block for the Chief Executive's Office and the Executive Council; Office Block for the Chief Secretary for Administration, the Financial Secretary and other policy bureaus) for the Government of the HKSAR, a Legislative Council Complex, an open space, two covered pedestrian footbridges and other ancillary facilities. The area of the site is about 42,000 sq m.
DLS Role : Pre & post-contract quantity surveying services (the scope of work is without M&E BQs but with M&E post-contract)

The Summit

Client	: Hang Lung Project Management Limited
Location	: Hong Kong
Architect	: Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited
Construction Period	: 1996 – 2004
CFA	: 25,832 sq m
Brief Description	: The Summit is built on the steeply sloping 41C Stubbs Road. Located at a steep slope at mid-level, this 219.8 m tall residential tower and its curvilinear building shape commands an unparalleled view of the Victoria Harbour. The development comprises 56-storey of 56 duplex units, 1-storey mechanical floor, two refuge floors plus roof plant and water tank rooms in top of and including 5-level podium with clubhouse facilities, car park, plant rooms, and external walls.
DLS Role	: Full pre & post-contract quantity surveying services





Tseung Kwan O Sports Ground

- Client : Architectural Services Department, The Government of the HKSAR
- Location : Hong Kong
- Architect : P&T Architects and Engineers Ltd
- Construction Period : 2006 – 2009
- CFA : 14,337 sq m
- Brief Description : The Tseung Kwan O Sports Ground is the main venue for track and field events of the 2009 East Asian Games. The Contract comprised the design and construction of a main sports ground with an 8-lane 400-metre all-weather synthetic running track, field facilities, an 11-a-side natural turf football pitch, together with a covered spectator stand which can accommodate approximately 3,500 seats; a secondary sports ground with the warm-up running track, field facilities and a 7-a-side natural turf football pitch; and ancillary facilities such as an entrance plaza, administrative areas, vehicle parking spaces, etc. The site area is approximately 59,388 sq m. All building services work comprising Electrical, Air-conditioning, Fire Service, Burglar Alarm and Security, Broadcast Reception, Low Voltage Cubicle Switchboard, Lift, Diesel Generator, Radio Electronics Equipment, Audio Electronics, Video Electronics and Electronic Timing and Display Installations. All associated drainage and external works including landscape hardworks and softworks, access roads, carparking spaces, footpaths, pavings, boundary fence walls and gates, etc.
- DLS Role : Full pre and post-contract services in respect of all foundations, building and building services works were and are being provided.



Hong Kong Convention & Exhibition Centre

Client : Polytown Company Limited
 Architect : Ng Chun Man & Associates (HK) Limited
 Location : Hong Kong
 Construction Period : 1984 – 1993
 CFA : 409,000 sq m
 Brief Description : The Hong Kong Convention and Exhibition Centre is located at the heart of an integrated hotel and office complex, located on the harbour front in Wanchai. The total construction floor area of the complex is about 409,000 sq m, comprising the following: An exhibition facility within a 50m-high podium consisting of two large exhibition halls of 11,500 sq m, two auditoria of 300 and 800 hundred seats respectively, numerous meeting rooms and smaller halls, bars, restaurants and cafeterias. Circulation to the conference facilities, which are distributed over several floors, is via a series of broad public galleries overlooking the harbour. A high standard of finish and detail design is maintained throughout the development, with variations of the external stone finish being used through the building interior in public galleries, halls, washrooms and vehicular areas.

DLS Role : Pre-contract services for architectural, structural post-contract for M&E works.





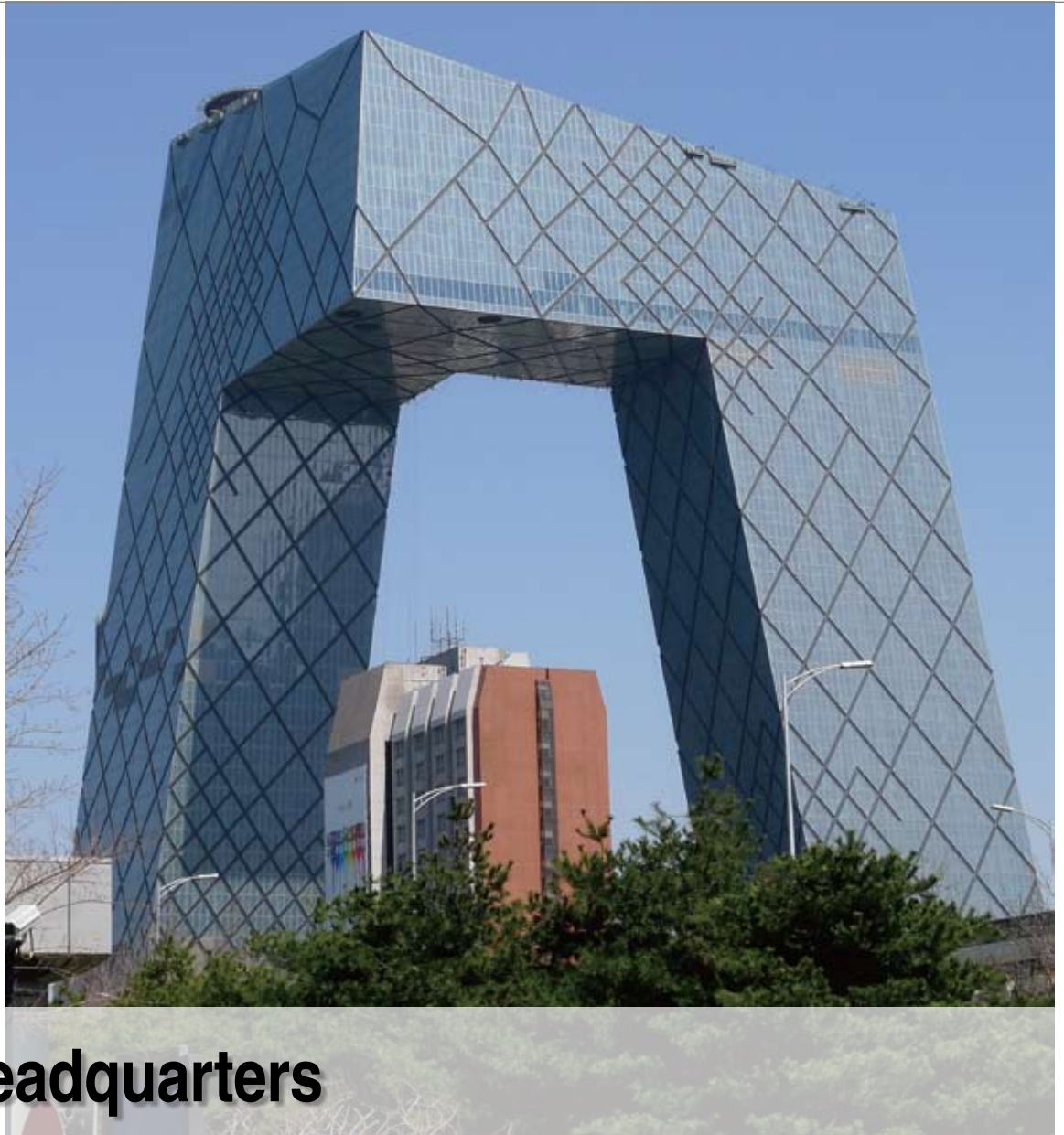
Times Square

- Client : Zenuna Limited
Location : Hong Kong
Architect : Wong & Ouyang (HK) Limited
Construction Period : 1990 – 1993
CFA : 248,800 sq m
Brief Description : Located at Causeway Bay, this mixed-use development comprises retail, cinema, Grade-A office space, dining area, fast food outlets and carparking facilities. Davis Langdon & Seah was appointed to provide full quantity surveying services for the Times Square development, consisting of a landmark twin towers rising 46 and 39-storeys high towers, 14-storey retail podium and 4-basement levels. The scope of work also included construction of a Mass Transit Railway Concourse and existing tunnel link up with Causeway Bay Station are located at the basement.
- DLS Role : Full pre & post-contract quantity surveying services



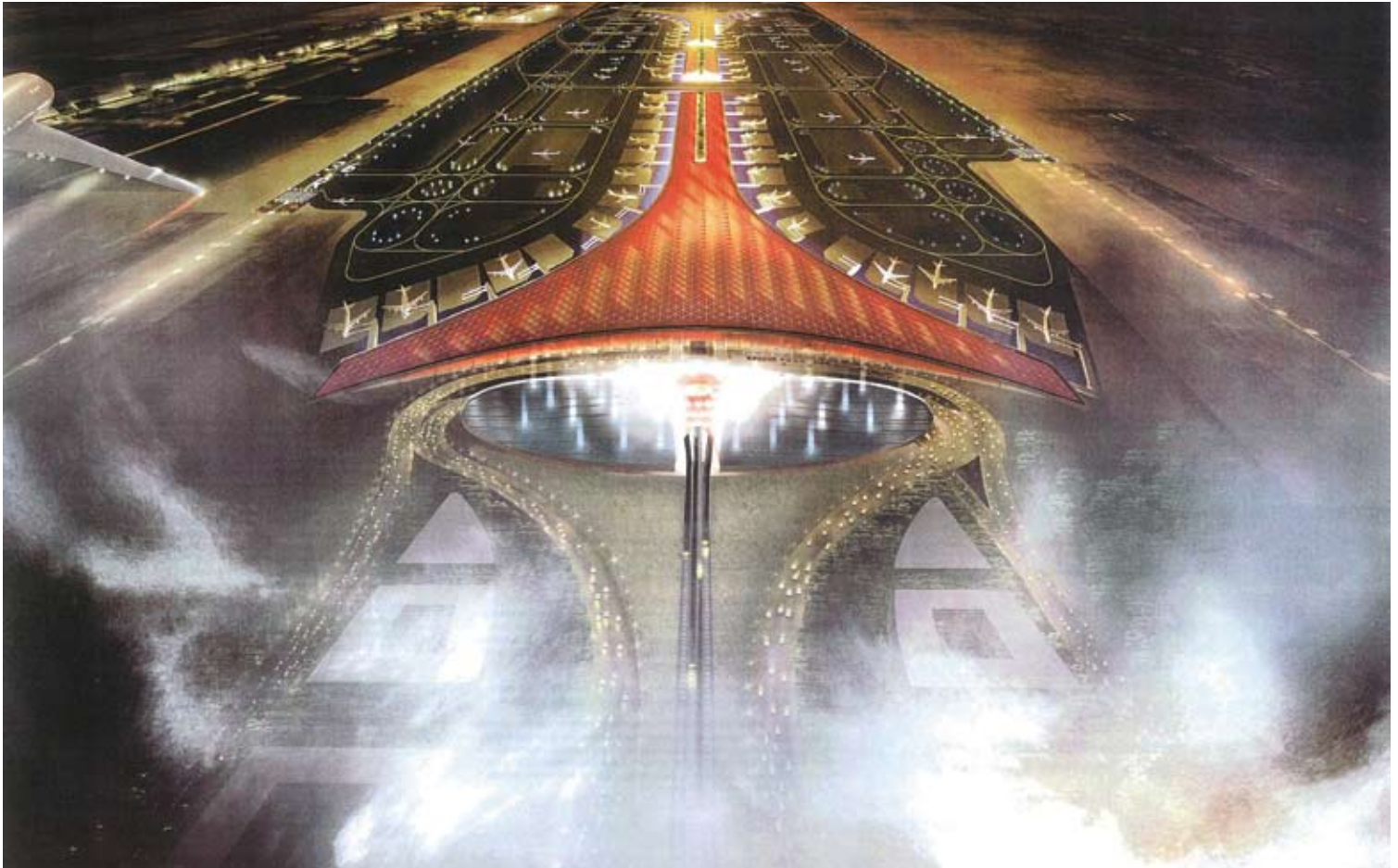
AVIC Plaza, Shenzhen

Client	: Hutchison Whampoa Property
Location	: Shenzhen, China
Architect	: Shenzhen General Institute of Architectural Design and Research
Construction Period	: 2004 – 2012
CFA	: 249,077 sq m
Brief Description	: The development includes basement, podium, office and service apartment. AVIC Plaza is an elegant glass and steel affair, and unusually restrained for China, a country that likes skyscraper designs to be like footballers wives. It will sit on top of a retail podium from which two sleek looking blades slice their way upwards to their tips that at night will be illuminated against the Shenzhen sky. The L-shaped residential tower behind the office block probably has the usual amenities tower dwellers this day and age have come to expect.
DLS Role	: Full pre & post-contract quantity surveying services including measured M&E services



CCTV Headquarters

- Client : China Central Television
Location : Beijing, China
Architect : Office for Metropolitan Architecture
Construction Period : 2005 – 2010
CFA : 599,648 sq m
Brief Description : The construction of the new CCTV headquarters is obviously an important milestone in the development of China's television industry and also represent the main trend of the development of the TV industry. The project comprises of the CCTV Main Building (CFA: 472,998 sq m), TV Cultural Center (CFA: 103,748 sq m), Service Building (CFA: 22,902 sq m) and other auxiliary facilities on a site area of 10-hectare in the Beijing CBD. The CCTV Main Building at a height of 234 m comprises 4-storey of basement, 9-storey of Podium, two towers of 22-and 27-storey each and inclined at 6 deg, 13-storey of overhang above the towers. The irregular grid on the building's facades is an expression of the forces traveling throughout its structure. The TV Culture Center includes a hotel, a large public theatre and exhibition spaces at a total height of 159 m. The Service Building includes the guard building, carpark for the special vehicles and the common M&E central plant rooms.
- DLS Role : Full pre & post-contract quantity surveying services including measured M&E services



Beijing Capital International Airport Terminal 3

Client	: Engineering Department of Beijing Capital Airport Expansion Project Headquarters
Location	: Beijing, China
Architect	: NACO – Foster – ARUP JV
Construction Period	: 2004 – 2007
CFA	: Terminal 3A : 536,000 sq m Terminal 3B : 378,000 sq m
Brief Description	: The project comprises the construction of two terminal buildings and a carpark building. The CFA for the Terminal Building T3A and T3B are 536,000 sq m and 378,000 sq m respectively whilst the CFA for the carpark building is 300,000 sq m. The Y-shape Terminal Buildings are connected by APM. The terminal buildings are of composite reinforced concrete and Structural steel structure construction with metal cladding roof covering.
DLS Role	: Preparation of cost planning, value engineering, BQ preparation and final measurements for Terminal 3A & 3B.



Chongqing Bamboo Grove Project (North Site)

Client	: Chongqing Longhu Real Estate Development Inc
Location	: Chongqing, China
Architect	: Wong Tung International Limited (for Phases 1 & 2) / Shenzhen Huahui Design Co Ltd (for Phase 3)
Construction Period	: 2005 – 2012
CFA	: 750,000 sq m
Brief Description	: Bamboo Grove residential development is located at Dazhulin Zhen on Gaoxin Zone, a new town in the northern part of Chongqing. The total gross floor area is about 454,000 sq m. The scope of the main contract includes 102 garden houses, 5 semi-detached houses, 47 3-storey townhouses, 3 low-rise towers, church, art exhibition centre and ground floor or underground park.
DLS Role	: Full pre & post-contract quantity surveying services including M&E services

China World Trade Centre Phase II, Beijing

- Client : China World Trade Centre Company Limited
 Location : Beijing, China
 Architect : Wong & Ouyang (HK) Limited
 Construction Period : 1996 – 1999
 CFA : 128,000 sq m
 Brief Description : The works include the construction of a 34-storey office tower, on top of a 3-storey retail podium and 4-level carpark basement of approximate total floor area of 128,000 sq m. The building structure is of combined reinforced concrete and structural steelwork structure and the building is located at one of the Beijing prime office site in the Second Ring Road District.
 DLS Role : Full pre & post-contract quantity surveying services



CITIC Plaza, Guangzhou

- Client : Kumagai SMC Guangzhou Limited
 Location : Guangzhou, China
 Architect : Dennis Lau & Ng Chun Man Architects & Engineers (China) Limited
 Construction Period : 1992 – 1997
 CFA : 306,137 sq m
 Brief Description : CITIC Plaza (formerly known as Sky Central Plaza) with a total construction floor area of 306,137 sq m consists of three buildings which includes a 80-storey main office tower and a twin 38-storey apartment at both wings of the office tower. The lower zone of the building is occupied by a 3-storey shopping arcade while the 2-storey basement is dedicated to carpark. Despite its unusual height (390m), the plaza was constructed solely in concrete instead of steel structure. Standing at a prominent location of Tianbe North Road, it faces the Tianbe Sports Centre and is right to the northern side of Tianbe Railway Station.
 DLS Role : Full pre & post-contract quantity surveying services



The Village at Sanlitun

Location	: Beijing, China
Client	: Swire Properties Ltd./Gateway Capital
Architect	: Kengo Kuma & Associates, The Oval Partnership Ltd
CFA	: 172,925 sq m (North & South Village plus Hotel)
Hotel Guestroom Description	: 99 units : Located in the heart of Sanlitun, The Villate at Sanlitun is one of famous tourist attractions and icon buildings in Beijing. The Village is aiming to build a community that is comprised of and enhances the lives of individuals and groups who live, work and play here. The Village South, with the design concept inspired by the “Hutongs” has hosted international and local cuisines and fashions, cinemas and exhibition centre within 11 blocks of buildings each with distinct form and shape. Cultural performance is available in a central plaza where ice rink can be found in the winter and a musical fountain for fun and play in the summer. The Village North will be composed of splendid glass block buildings clustered with creative luxury brands and much more. The south east corner of the Village North stands the Opposite House – a unique award winning boutique hotel which can be found nowhere but Sanlitun. The minimum 45 sq m typical guestroom size and the full height atrium infiltrating with natural lighting and fine arts will surely provide a peace of mind.
DLS Role	: Full pre and post contract services for this development.





Jin Mao Building, Shanghai

- Client : China Shanghai Foreign Trade Centre Company Limited
- Location : Shanghai, China
- Architect : Skidmore, Owings & Merrill (USA)
- Construction Period : 1993 – 2000
- CFA : 290,000 sq m
- Brief Description : The 88-storey Jin Mao Tower is located in the Lujiazui Finance and Trade zone, Pudong New District in Shanghai. At the time of its completion, it was China's tallest building. Today, it is still a landmark building in Shanghai and retains its iconic and unique presence. The tower is 420 m tall and has a construction area of 290,000 sq m. The tower lobby is situated at the first two floors. The 3rd to 50th floors are spacious Grade-A offices. The 51st and 52nd floors are mechanical rooms and a Grand Hyatt Hotel occupies from the 53rd to 87th floors. The 88th floor houses the Skywalk, a 1,520 sq m indoor observation deck.
- DLS Role : Full pre & post-contract quantity surveying services including M&E services



Shanghai World Financial Center

- Client : Mori Building Co Ltd
- Location : Shanghai, China
- Architect : Kohn Pedersen Fox Associates
- Construction Period : 2004 – 2008
- CFA : 385,000 sq m
- Brief Description : Shanghai World Financial Center is situated in the Pudong District of Shanghai, advancing China's most rapidly developing city. The project was completed in 2008, the tower has 101 stories with a height of 492 meters. The project comprises mainly office space, with podium retail and a 10-storey Park Hyatt Hotel at the upper levels. The observatory deck at 94/F to 100/F provides a spectacular view of downtown Shanghai and the Huang Pu River below. Situated at the 94th floor of the observatory, it offers a breathtaking backdrop for exhibitions and events.
- DLS Role : Full pre and post-contract quantity surveying services



Shenyang City Hang Lung Plaza phase 1

Client	: Liaoning Hang Lung Properties Ltd
Location	: Qingnian Street, Shenhe District, Shenyang
Architect	: Wong & Tung International Ltd
Construction Period	: 2009 – 2012
CFA	: 608,000 sq m (Phase 1 & 2)
Brief Description	: The Shenyang City Hang Lung Plaza is a landmark building in Shenyang City, it situated at the south side of City Plaza with ample frontage on Qing Nian Da Jie, and the site is undoubtedly one of the most desirable development sites in the city. The development comprises the construction of a 360 m high mega office tower, 34-storey hotel & serviced apartment twin tower, an exhibition centre, 4-level basement retail and carpark and 4-level retail podium. Total CFA is approx 608,000 sq m.
DLS Role	: Full pre & post-contract quantity surveying services



MGM Grand

Client	: MGM Grand Paradise Ltd
Location	: Macau
Architect	: Wong Tung International Ltd
Construction Period	: 2004 – 2007
CFA	: 209,390 sq m
Brief Description	: MGM Grand Macau was opened in December 2007, it becomes a new landmark of Macau by its splendid building with wavy outlook erected along the harbourside in the Nam Van district. The hotel comprises 468 luxury guest rooms, 99 contemporary-themed suites, 24 elegant villas, 2 penthouses, restaurants, casino, spa and fitness facilities. Davis Langdon & Seah was appointed to provide quantity surveying services for the project, the scope of work comprises followings: 1 level of basement carparking/service tunnel; 3 levels of podium including restaurants, grand hall, shops, spa area and 2 levels of gaming area, etc.; 28 storeys high hotel tower with Sky Restaurant and 4 levels of E&M/Refuge floors on top of the podium; Landscaping works to buffer zone; All associated external and landscaping works.
DLS Role	: Full pre & post-contract quantity surveying services including M&E services



Grand Lisboa

Client	: Sociedade De Desenvolvimento Unido De Macau, SARL
Location	: Macau
Architect	: Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited
Construction Period	: 2004 – 2008
CFA	: 165,353 sq m
Brief Description	: The Grand Lisboa is one of Macau's tallest buildings with 45-storeys. It becomes a landmark building in Macau. The distinct and iconic design for the Grand Lisboa was inspired by golden lotus flower, which is regarded as an official emblem of the Macau Special Administrative Region, and enhanced by an egg podium base, giving an elegant impression of a Faberge egg.
DLS Role	: Full pre & post-contract quantity surveying services



Macau Tower

Client	: Sociedade de Turismo e Diversoes de Macau, SARL
Location	: Macau
Architect	: Craig Craig Moller BECA Limited, New Zealand
Construction Period	: 1998 – 2002
CFA	: 59,000 sq m
Brief Description	: Macau Tower, soaring 338 meters above the city, is one of the tallest freestanding towers in the world. It is more than just the region's newest large-scale venue for high end events. It is also a stunning leisure and tourism complex. Unlike existing conference and exhibition sites in Macau and elsewhere in the Asia Pacific region, Macau Tower incorporates a unique venue with breathtaking panoramic vistas, ample space for business and social events, an entertainment and recreation centre, and an upmarket retail area.
DLS Role	: Full pre & post-contract quantity surveying services including M&E services