Financial Implications Based on Recommended Financing Option and Measures in Chapters 5 and 6

Capital Costs and Operating Deficits (PSI 1A, NPV, 2006 ($ million))

	Base Costs						Risk Adjustment			Risk Adjusted PSI		
	Initial Capital	Museum Exhibition Development	Major Repair/ Replacement	All Capital	Operations	Capital & Operations	Capital	Operations	Capital & Operations	All Capital	Operations	Capital & Operations
PHASE 1												
1 Management and Masterplanning	**(1,123)**	**-**	**-**	**(1,123)**	**(902)**	**(2,025)**	**-**	**-**	**-**	**(1,123)**	**(902)**	**(2,025)**
1.1 Masterplanning	(30)	-	-	(30)	-	**(30)**	-	-	**-**	(30)	-	**(30)**
1.2 Area and Project Management	(1,093)	-	-	(1,093)	(902)	**(1,995)**	-	-	**-**	(1,093)	(902)	**(1,995)**
2 Museum and Exhibition Space	**(1,842)**	**(1,449)**	**(457)**	**(3,748)**	**(4,272)**	**(8,020)**	**(518)**	**(181)**	**(699)**	**(4,266)**	**(4,453)**	**(8,719)**
2.1 M+	(1,523)	(1,449)	(374)	(3,346)	(4,611)	**(7,957)**	(445)	(92)	**(537)**	(3,791)	(4,703)	**(8,493)**
2.2 Exhibition Centre	(319)	-	(83)	(402)	339	**(63)**	(73)	(89)	**(163)**	(476)	250	**(226)**
3 Performing Arts Facilities	**(5,025)**	**-**	**(1,335)**	**(6,360)**	**344**	**(6,016)**	**(1,248)**	**(457)**	**(1,705)**	**(7,607)**	**(114)**	**(7,721)**
3.1 Mega Performance Venue	(1,602)	-	(434)	(2,036)	1,240	**(796)**	(369)	(339)	**(708)**	(2,405)	901	**(1,504)**
3.2 Great Theatre 1	(720)	-	(199)	(919)	55	**(864)**	(166)	(59)	**(225)**	(1,084)	(5)	**(1,089)**
3.3 Concert Hall and Chamber Music Hall	(809)	-	(217)	(1,026)	(252)	**(1,278)**	(236)	(21)	**(258)**	(1,263)	(273)	**(1,536)**
3.4 Xiqu Centre	(668)	-	(180)	(848)	(167)	**(1,016)**	(195)	(22)	**(217)**	(1,043)	(189)	**(1,233)**
3.5 Medium Theatre 1	(303)	-	(85)	(388)	(137)	**(525)**	(70)	(5)	**(74)**	(458)	(141)	**(599)**
3.6 Medium Theatre 2 and Black Box Theatre 1	(414)	-	(112)	(526)	(183)	**(709)**	(95)	(6)	**(102)**	(621)	(190)	**(811)**
3.7 Black Box Theatres 2 and 3	(190)	-	(50)	(241)	(121)	**(362)**	(44)	(3)	**(47)**	(285)	(125)	**(409)**
3.8 Black Box Theatre 4	(116)	-	(31)	(146)	(91)	**(237)**	(27)	(2)	**(28)**	(173)	(92)	**(265)**
3.9 Piazzas*	(202)	-	(27)	(229)	-	**(229)**	(47)	-	**(47)**	(276)	-	**(276)**
4 Other Arts and Cultural Uses	(239)	-	(19)	**(258)**	-	**(258)**	**(36)**	-	**(36)**	**(294)**	**-**	**(294)**
5 Transport Facilities	**(820)**	**-**	**(134)**	**(954)**	**167**	**(787)**	**(123)**	**(34)**	**(157)**	**(1,078)**	**133**	**(944)**
5.1 Automated People Mover	(462)	-	(72)	(534)	-	**(534)**	(69)	-	**(69)**	(603)	-	**(603)**
5.2 Road Works (at-grade) and Pedestrian Connections	(77)	-	(32)	(109)	(22)	**(131)**	(12)	-	**(12)**	(120)	(22)	**(142)**
5.3 Public Pier	(21)	-	-	(21)	(4)	**(26)**	(3)	-	**(3)**	(25)	(4)	**(29)**
5.4 Car parks	(260)	-	(31)	(290)	193	**(97)**	(39)	(34)	**(73)**	(329)	159	**(170)**
6 Communal Facilities	**(1,100)**	**-**	**(93)**	**(1,193)**	**(485)**	**(1,678)**	**(165)**	**-**	**(165)**	**(1,358)**	**(485)**	**(1,843)**
6.1 Public Open Space (at-grade and deck)	(715)	-	(90)	(805)	(478)	**(1,282)**	(107)	-	**(107)**	(912)	(478)	**(1,390)**
6.2 Fire Station, Electricity Substation, Police Post and RCP	(366)	-	-	(366)	-	**(366)**	(55)	-	**(55)**	(421)	-	**(421)**
6.3 Public Toilets	(19)	-	(3)	(21)	(8)	**(29)**	(3)	-	**(3)**	(24)	(8)	**(32)**
7 Engineering Works	**(1,573)**	**-**	**(29)**	**(1,602)**	**(40)**	**(1,642)**	**(236)**	**-**	**(236)**	**(1,838)**	**(40)**	**(1,878)**
7.1 Deck Over WHC Tunnel Portal	(231)	-	-	(231)	(40)	**(271)**	(35)	-	**(35)**	(266)	(40)	**(306)**
7.2 Build Over Ventilation Buildings	(354)	-	-	(354)	-	**(354)**	(53)	-	**(53)**	(407)	-	**(407)**
7.3 Other Site Engineering Works	(988)	-	(29)	(1,017)	-	**(1,017)**	(148)	-	**(148)**	(1,166)	-	**(1,166)**
Subtotal	**(11,723)**	**(1,449)**	**(2,067)**	**(15,239)**	**(5,188)**	**(20,426)**	**(2,326)**	**(672)**	**(2,998)**	**(17,564)**	**(5,860)**	**(23,425)**
PHASE 2												
8 Performing Arts (Phase 2)	**(807)**	**-**	**(154)**	**(960)**	**(384)**	**(1,344)**	**(186)**	**(12)**	**(198)**	**(1,146)**	**(396)**	**(1,542)**
8.1 Great Theatre 2 and Medium Theatre 3	(617)	-	(117)	(735)	(272)	**(1,006)**	(142)	(10)	**(152)**	(877)	(282)	**(1,159)**
8.2 Medium Theatre 4	(189)	-	(37)	(226)	(112)	**(338)**	(44)	(2)	**(45)**	(269)	(114)	**(383)**
9 M+ (Phase 2)	**(250)**	**(77)**	**(45)**	**(372)**	(531)	**(903)**	**(57)**	**(24)**	**(81)**	**(429)**	**(555)**	**(984)**
Subtotal	**(1,057)**	**(77)**	**(198)**	**(1,332)**	**(915)**	**(2,247)**	**(243)**	**(36)**	**(279)**	**(1,575)**	**(951)**	**(2,526)**
TOTAL CACF AND COMMUNAL FACILITIES	**(12,780)**	**(1,526)**	**(2,265)**	**(16,571)**	**(6,103)**	**(22,674)**	**(2,569)**	**(709)**	**(3,277)**	**(19,140)**	**(6,811)**	**(25,951)**
Less:												
Transport and Communal Facilities and Engineering Works to be undertaken by government through separate funding under the Public Works Programme (PWP), i.e. items 5.2, 5.3, 6.2, 6.3, 7.1, 7.2 and 7.3 above										(2,429)	(74)	(2,503)
										(16,711)	**(6,738)**	**(23,449)**
Add:												
Cost of construction and overhaul of retail/dining/entertainment facilities										(2,457)	n/a	(2,457)
TOTAL COST (INCLUDING RDE DEVELOPMENT COST, EXCLUDING PWP ITEMS)										**(19,168)**	**(6,738)**	**(25,906)**
											(See Annex 10)	

Notes

1 Net present value (NPV) is the present day (2006) value of a future stream of costs and revenues. It adopts discounted cash flow techniques to convert all cash flows (costs and revenues) of future years into their present value equivalents at year 2006 to produce a net costs in NPV terms for the WKCD Project as a whole. ( ) = Negative NPV.

2 All numbers are rounded to 0 decimal places (nearest $ million) for presentational ease. The analysis is undertaken using Microsoft Excel spreadsheets, which work to more than 20 decimal places. As such, minor rounding may be observed in the presented tables.

* incl. small canopy