

**Estimated Land Revenue Based on Recommended Financing Option and Measures in Chapters 5 and 6****Land Revenue (PSI 1A, NPV, 2006 (\$ million))**

		<b>Total</b>
<b>LAND SALES</b>		
<b>10</b>	<b>Residential and Commercial Land Sales</b>	
10.1	Villa Houses	1,624
10.2	Apartments	13,874
10.3	Hotels	966
10.4	Retail/Dining/Entertainment (RDE)	3,163
10.5	Offices	2,453
<b>TOTAL (before vesting of RDE with WKCDA)</b>		<b>22,080</b>
<b>Less:</b>		
	RDE	3,163
<b>TOTAL (after vesting of RDE with WKCDA)</b>		<b>18,918</b>

**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 revenue/costs in NPV terms for the WKCD Project as a whole.
- 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