

**International Competition of the Conceptual Masterplanning
for Xiaomeisha Area, Shenzhen**

Instruction to Applicants

Organizer: Shenzhen Special Eco 842 1>-22<08421BE91E780D2D4C75>-22<310E438B>]TJ ET

Contents

Organizers	1
Project Background	2
Competition Objectives	3
Planning Basis	4
Organization Process	4
Bonus and Other Fees	9
Registration Details	12
Requirements on Concept Proposal	17
Requirements on Deliverables.....	19
Timetable.....	23
Copyright & Legal Issues.....	24
Miscellaneous	26

Organizers

Organizer: Shenzhen Special Economic Zone Development Group Co., Ltd.

Contact: Ms Xu +86 755-8218 2347

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Consultant: Benecus Consultancy Limited

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Project Background

Xiaomeisha Area is located in Yantian District, Shenzhen City, Guangdong Province, and adjacent to Dapeng New District to the east, Dameisha to the west, Sanzhoutian to the north and Xiaomeisha Bay to the south. Being 28 kilometers away from Futian Center and 10 kilometers away from Yiantian Sub-Center and having excellent mountain and marine resources including mountains, lakes, sandy beach and reef, it is nearest to downtown area of Shenzhen City and one of the coastal leisure and tourism resorts which have natural sandy beach.

As one of earliest developed coastal tourism resorts since founding of Shenzhen City, Xiaomeisha has been awarded “Top Ten Scenic Spots of Shenzhen”, “Eight Famous Scenic Spots in Shenzhen”. After going through trials and hardships of 30 years, Xiaomeisha has owned operational entities like Xiaomeisha Holiday Village, Xiaomeisha Sea World and Xiaomeisha Hotel at present, and receives more than 2 million tourists annually. However, its upgrading and reconstruction is slow in recent ten years, with products, landscape architecture and supporting facilities in resort being obsolete and outdated.

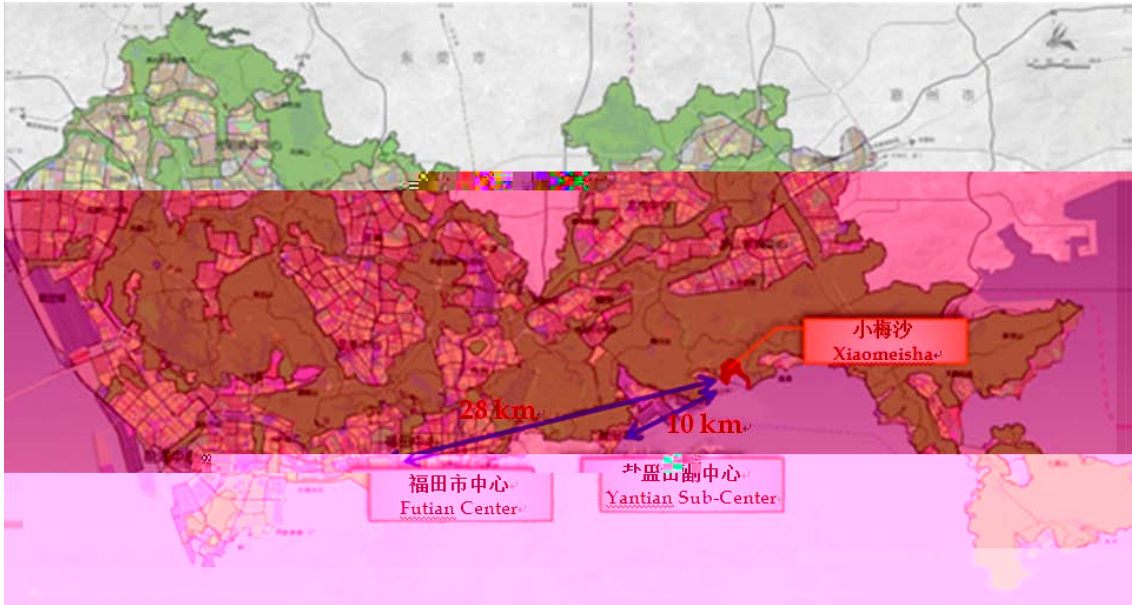


Fig. 1 Location of Xiaomeisha Area

Competition Objectives

In order to promote comprehensive upgrading and reconstruction of Xiaomeisha Area, realize great-leap-forward reform and development, and build urban casual and coastal ecological tourism destination having distinguished features and international standard at high starting point to a high standard, we hereby organize *the International Competition of the Conceptual Masterplanning for Xiaomeisha Area, Shenzhen*, and warmly welcome the global outstanding planning and design firms with rich experience in urban planning and design to take part in this Competition. It aims to draw on the wisdom of the masses, collect the most far-sighted and creative scheme, combine

demands of urban development and leisure tourism market, and study space development structure, planning layout and space volume of Xiaomeisha Area with international perspective and forward-looking development concept. Meanwhile, the planning and design scheme must be implementable and can provide systematic and framing design guidance for follow-up detailed planning of the area.

Planning Basis

Instruction to Applicants of the International Competition of the Conceptual Masterplanning for Xiaomeisha Area, Shenzhen;

Design Brief of the International Competition of the Conceptual Masterplanning for Xiaomeisha Area, Shenzhen (Draft);

Relevant plans and basic data provided by the Organizer;

Provisions of the current, applicable laws, regulations, and design codes of China, Guangdong Province, and Shenzhen.

Organization Process

This Competition is announced on both the tendering & bidding websites and the local and international websites of similar industries to openly accept the registrations of local and international design firms including consortiums. 8 design firms will be selected by the Jury Panel to pay site visit through pre-qualification of the applying design firms; and then 4 design firms will be chosen to participate in the Competition by the Jury Panel based on appraisal of the submitted concept proposals. Each of the 4 selected design firms submits one scheme. And finally, the Jury Panel will select the 2 winning schemes.

1 Announcement & Registration

The Organizer will release competition announcement on the tendering & bidding websites and the local and international websites of similar industries, and will accept the inquiry and registration from local and international design firms before the registration deadline (**17:00, June 13th 2016, Beijing Time**, similarly hereinafter) (See details as shown below).

2 Prequalification

The Invitation to Draft the Concept Proposal will be sent to the 8 selected design firms (hereinafter as design firms invited for the Site Visit). Those invited design firms shall attend the Site Visit and Q & A meeting organized by the Organizer together.

3 Site Visit & Q&A

The Organizer plans to organize the design firms to pay site visit and give clarifications on **June 29th 2016** (Subject to the formal notice). The chief designer and the key design personnel of the design firms invited for site visit shall be present in person for aforesaid activities. All the design firms who have signed up are requested to be well prepared (**Foreign design firms should have their visas ready in advance**).

Within 3 days after receiving the Invitation to Draft the Concept Proposal (sent by the Organizer by email), the design firms invited for the site visit shall submit the Acknowledgement of Participation to confirm its participation to the next stage.

Within 5 days after the Organizer announces the prequalification result, those registered design firms that fail to receive invitation but are voluntary to take part in the Site Visit and meet the requirements of registration, shall submit the Confirmation Letter of Participation to confirm their participation to the next stage. Their submitted concept proposals can also be presented for review and evaluation; moreover, such design firms will enjoy equal opportunities as the invited design firms to get the formal design invitation from the Organizer except that no compensation is paid to cover the costs of the concept proposals.

After site visit and Q&A, design firms shall submit the concept proposals before 17:00, July 20th, 2016, which shall elaborate the contents including project understanding, planning concept, analysis on relations between its location and the region, study of the upper-level plans, analysis on the background and current status of the site, product design, analysis on zoning and its structure, preliminary sketch of product layout, work schedule and composition of deliverables, etc.. And then, the Organizer will set up a jury panel which is consisted of 7 experts with relevant experience to review and evaluate the concept proposals, and will select and commission 4 design firms to conduct the planning.

After the evaluation of project proposals, the Organizer will release the announcement on the evaluation result of concept proposals on July 22nd, 2016. Those 4 design firms received the formal invitation to carry out design shall formulate the design scheme according to relevant requirements of the Design Brief. The other design firms that fail to get an invitation can do the design on their own cost. If their deliverables meet the requirements set in the Design Brief, they can take part in the evaluation of final deliverables. Except the design fees, they enjoy equal opportunity to get the bonus and commission to integrate and deepen the planning deliverables as the invited design firms.

5 Design

The design schedule is from July 23rd, 2016 to September 21st, 2016.

6 Submission and Evaluation of Final Design Deliverables

The final design deliverables must be submitted by 17:00, September 21st 2016.

The Organizer will, after receiving the design deliverables, invite 9 experts with relevant experience to set up the Jury Panel, and evaluate the design deliverables submitted in time, to select the top two as the winning schemes.

The Organizer will sign the Contract of International Competition of the Conceptual Masterplanning for Xiaomeisha Area, Shenzhen with the 4 invited design firms within 15 working days after the evaluation meeting of final deliverables if their design deliverables are evaluated as qualified by the Jury Panel. And then, the Organizer will pay the design fees and bonus in one settlement within 30 working days after the contracts are signed; if their deliverables are evaluated as disqualified, the design firms can't get the design fees.

7 Integration & Deepening of Deliverables

After the evaluation meeting of deliverables, the Organizer will sign the Contract of Integration of Deepening of Deliverables for the International Competition of the Conceptual Masterplanning for Xiaomeisha Area, Shenzhen with the first-prize winner. If the first-prize winner gives up this integration and deepening task, the other 3 design firms can substitute to undertake the task in turn. The design firm who sign the contract shall be responsible for the follow-up integration and deepening of deliverables and organize not less than 2 workshops for the integration and deepening, while the other design firms that take part in formulating the design scheme shall assign their key designers to take part in these workshops.

Bonus and Other Fees

1 Compensation for Concept Proposal, Design Fees, Bonus, and Fees for Integration and Deepening of Deliverables

1 Compensation for Concept Proposal

Each design firms invited for the site visit can receive a compensation for the costs of concept proposal in the amount of RMB Fifty Thousand Yuan (50,000.00 Yuan) (including the site visit fees, travel expenses and taxes; same below) provided that the concept proposal thus submitted is evaluated by the Jury Panel as conforming to the planning requirements but fail to be officially commissioned to do the design. For the design firms who are officially commissioned, the costs of the concept proposals shall be included into the design fees and the Organizer will not compensate the concept

proposals separately.

2 Design Fees

For the design firms officially invited to formulate the design scheme, each would be compensated with RMB Five Hundred and Fifty Thousand Yuan (550,000.00 Yuan) provided the submitted deliverables are evaluated by the Jury Panel as qualified.

3 Bonus

The design firms, whose schemes rank first two places as evaluated by the Jury Panel, will receive the bonus as shown below, RMB Eight Hundred Yuan (800,000.00 Yuan) for the first place, and RMB Three Hundred and Fifty Thousand Yuan (350,000.00 Yuan) for the second place.

Fees for Integration and Deepening of Deliverables

The design firm responsible for the integration and deepening of deliverables can receive RMB One Million Two Hundred Thousand Yuan (1,200,000.00 Yuan) provided the integration and deepening of deliverables is carried out according to the suggestions of the experts and requirements of the Organizer, and the submitted scheme reaches the depths as required and pass the Organizer's examination.

2 Payment Terms

All the payments such as the compensation for concept proposal, design fees,

bonus, and fees for integration and deepening of deliverables will be made in Renminbi.

Foreign design firms shall authorize a local independent legal entity to receive the payments on their behalf.

For design firms applying as a consortium, the Organizer will be only responsible to be in contact with and settle payment with the leading party.

The design firms shall issue or submit legitimate and valid invoices to the Organizer before collecting relevant fees; otherwise, the Organizer will reject the payment enquiry.

The taxes levied on the compensation for concept proposal, design fees, bonus, and fees for integration and deepening of deliverables will be borne by the design firms themselves.

All related fees such as the travel expenses caused by this Competition shall be borne by the design firms themselves.

The compensation for concept proposal, design fees, bonus, and fees for integration and deepening of deliverables shall include the fees of the Organizer's one-off buyout of the copyright (IPR) of design deliverables.

Registration Details

1 Qualification Requirements

All design firms home and abroad can apply for this Competition, while the relevant qualification should meet the current requirements of their practice areas;

The chief designer and the key design personnel of each firm participating in this Competition must be registered personnel of the firms. The chief designer must be those that have presided over many similar planning and design projects, and must be involved in the entire design process. In order to make sure that the project designers have a correct understanding of the background of China and relevant requirements, it should also involve at least 1 Chinese teammate with proficient Chinese language skills;

For this Competition, consortiums are acceptable for registration. They shall submit the Consortium Agreement, and specify the leading party;

Personal registration or team registration made up of individuals isn't accepted.

Note:

- 1. Two or more legal entities with the same legal representative, parent company, sole subsidiary and its holding company are not allowed to participate in the Competition at the same time;**
- 2. Those design firms that have applied for this Competition can't cooperate with other design firms to take part in this Competition as a consortium, or as a consultant.**

2 Registration Process

Design firms who intend to participate in the Competition must, prior to the registration deadline, send the completed Application Form and the other application documents (See below for the details) to the Consultant by email, and deliver the hardcopies as well.

xiaomeisha2016@qq.com

Registration Deadline: 17:00, June 13th, 2016 (Beijing Time; the time when the Consultant receives the hardcopies of application documents shall prevail.)

Email: xiaomeisha2016@qq.com

Registration Enquiry:

Ms Lai +86 135 3067 0439

Ms Xu +86 755-8218 2347

Mr. Zhang +86 755-8278 6038-809

Venue & Mailing Information

Addressee: Ms Lai Xiuzhu +86 135 3067 0439

Address: Room 303, Building No. 1, Block D, Huameiju Business Center, Xinhua Road, Bao'an District, Shenzhen, Guangdong Province, PRC (Postal Code: 518101)

3 Application Documents

Qualification documents:

2

Application Form of International Competition of the Conceptual Masterplanning for Xiaomeisha Area, Shenzhen (Original; duly signed and affixed with company seal; each consortium member shall fill out separately; see Appendix 2);

Business License & duplicate copy of Tax Registration Certificate (Affixed with company seal);

Urban Planning and Design Qualification (Copy of the qualification, affixed with company seal) If having ;

Certification of Legal Representative and ID copy (Duly signed and affixed

Information on the similar projects shall include: project introduction, design scope and contents, chief designer, key design personnel and their duties, client and the contact means, project status (ongoing or completed) and etc.;

Project images (design renderings or real pictures);

The bid-winning notification or the signed page of the contract and the content in the contract can show the project's scope and design fees (copy; duly signed and affixed with company seal).

Information about the project team:

Name list of the design personnel proposed for this project;

List of similar projects presided by the chief designer;

CVs of the team members (including photos), their professions, work experience, and etc.;

Portfolio about similar projects presided by the chief designer: the bid-winning notification or the signed page of the contract and the content in the contract can show the project's scope and design fees (copy; duly signed and affixed with company seal).

5

Certificate documents of social insurance of the chief designer and key design personnel in recent 6 months (to May, 2016) or employment certificate.

Other information that is deemed helpful.

Note: 1. All the foresaid application documents shall be bound together, and 1 original copy shall be submitted.

2. All the foresaid application documents shall be in Chinese or both in Chinese and English.

3. If applying as a consortium, design firms shall submit all the foresaid documents of each party.

Requirements on Concept Proposal

The concept proposal shall elaborate the contents including project understanding, planning concept, analysis on relations between its location and the region, study of the upper-level plans, analysis on the background and current status of the site, product design, analysis on zoning and its structure, preliminary sketch of product layout, work schedule and composition of deliverables, etc..

The text of the concept proposal has no length limit. But considering too much description would affect the experts' understanding of the main purposes, it is suggested that the text length of the concept proposal should be within 40 pages.

The concept proposals shall be submitted in 1 original copy and 12 duplicate copies.

1 original copy and 1 duplicate copy of the auto-play PPT file burned in CDs (no more than 151(m2)-22(i)11in1(s)22 bendubb-33(g)33(of t)11(he))

xiaomeisha2016@qq.com

The deliverables shall comply with provisions of related specifications about the urban planning and design in China, and meet the requirements on deliverables set in those written files of this Competition, such as the Instruction to Applicants, Design Brief and the clarification documents. Meanwhile, the design narratives shall be complete, clear and elaborate.

All the documents of deliverables shall be signed and affixed with the chop of the design firms. A complete original copy shall be marked with the company name, signed by the Project Principal Designer, and affixed with the chop of the design firm at the lower right corner of its back cover, and sealed independently. The duplicate copies shall not show any special markings of the design firms including their names and logos. And the multi-media presentation file and display drawings shall not show any special markings of the design firms including their names and logos. The original copy of the burned CDs shall be indicated with the name and logo of the design firms, while the duplicate CDs shall not show any special markings of the design firms including their names and logos.

All the design deliverables shall be submitted simultaneously. After receiving the

deliverables, the Consultant will issue a receipt. Every copy of the design deliverables shall be bound independently and marked with “Original” or “Duplicate”.

All the design deliverables shall be sealed and packaged together with an opaque outer layer. It shall correctly indicate the name and address of the firms, the project name and the chop of the firm on the seal.

All the design deliverables shall be delivered or posted to the Consultant by the submission deadline.

Each Design firm (including the design consortium) shall only submit one design scheme.

3 Validity of Deliverables

All the deliverables shall be submitted before the appointed deadline and meet all requirements specified in the design brief. It would fail in any of the following situation:

Deliverables that the time of receiving is overdue;

Deliverables that are not submitted simultaneously;

Deliverables whose contents are changed after submission;

Deliverables that are not signed and sealed as required;

Deliverables that don't meet the requirements, including the situation that the content is not complete;

Deliverables that are not originated by the design firms themselves, or have been published, or are deemed as similar to the other design schemes in content;

Deliverables that are outsourced or done by/with the other design firms in private;

Deliverables that are deemed as not meeting the requirements specified in the design brief by more than 1/2 (including 1/2) of the Jury Panel;

Deliverables that are submitted by the design firm who is not qualified according to this Instruction to Applicants;

Invalid deliverables shall be taken back by their design firms within seven (7) days after notice, and the Organizer won't pay for them. Those overdue unclaimed invalid deliverables will be scraped by the Organizer.

4 Evaluation of Design Deliverables

The Organizer will, after receiving the design deliverables, invite 9 experts with relevant experience to constitute the Jury Panel, to evaluate the received design deliverables.

Site Visit, Q&A, and release of Design Brief (Official Edition): June 29th, 2016

Preparation & Submission of Concept Proposal: June 30th, 2016 - 17:00, July 20th, 2016

Evaluation & Result Announcement of Concept Proposal: July 21st – 22nd, 2016

Design & Submission of Deliverables: July 23rd, 2016 - 17:00, September 21st, 2016

Evaluation of Design Deliverables: September 22nd - 23rd, 2016

Evaluation Result Announcement of Design Deliverables: September 23rd, 2016

Integration and Deepening of Deliverables: September 24th, 2016 – December 31st, 2016

Note: The timetable above is applied in Beijing Time. The Organizer reserves the right to amend the agenda.

Copyright & Legal Issues

1

The authorship of all design deliverables is owned by the participants. But no submittals (including the design schemes, concept proposals and application documents) will be returned to the design firm after the evaluation and the Organizer is entitled to use reasonable elements in every submitted scheme(including the concept proposal).

2

The Organizer is entitled to use the design schemes without further payment, such as introducing, displaying and appraising the design schemes through media, professional magazines, books or other form after announcing the evaluation result.

3

All submitted schemes must be originally created by the concerned participants. Any form of copyright infringement is forbidden. In case of infringement, the infringing design firm bears all consequences of infringement, and that design firm's participation in this Competition will be nullified.

4

All documents provided by the Organizer to participants (including texts, drawings, and electronic data) are exposed to copyright protection. Without authorization, any person is prohibited to duplicate, amend, distribute, disclose, lend or transfer the contents of relevant materials. Otherwise, legal liabilities may be incurred.

5 Use of Laws

This Competition is governed by laws of the People's Republic of China. If disputes occur, both parties shall negotiate. If negotiation fails, both parties can lodge an appeal to Shenzhen Futian People's Court in accordance with its rules.

6 Confidentiality

Without the permission of the Organizer, any person or institution is prohibited to disclose, publicize or display the design schemes in any form before the assessment is completed. Otherwise, he will bear related legal liabilities.

Miscellaneous

1 Standard of Language and Time

All documents for this Competition would be in Chinese or both Chinese and English. If there is any discrepancy between Chinese and English, the Chinese version will prevail.

All agendas are scheduled and applied in Beijing Time.

2

The Organizer reserves the right to amend the agenda, and will notify all the participants in advance once the agenda is amended.

3

The chief designer and key designers from the design firms received the Invitation to Draft the Concept Proposal must take part in the site visit. All the design firms who have signed up are requested to be well prepared (Foreign firms should have their visas ready in advance).

4

When attending the site visit, Q & A and the final evaluation meeting, the design firms shall bring a Chinese translator themselves.

5

The chief designer and key designers of the design firms signed up for the Competition shall be involved in the entire planning process. Those that partnered with the foreign firms shall ensure that there are foreign designers participating in the entire planning process, while they shall sign and stamp the documents as requested.

6

All the participants of this Competition will be regarded to confirm all contents herein.

7

The Organizer, Shenzhen Special Economic Zone Development Group Co., Ltd., reserves the rights for the interpretation of this Competition and its related documents. The Chinese version for the interpretation shall prevail.