

EXAMPLES OF PROJECTS IN THE REGION (OTHER THAN MAINLAND CHINA, HONG KONG, INDONESIA & INDIA)

Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Tourism Resort Development in 3 Bays at Ponta Fatossidi for Tourism Destinations & Supporting Uses (500 ha), East Timor	TOWNLAND has been commissioned as Project Manager and Master Planner for a series of tourist destinations including resorts and associated facilities which are proposed to be developed on 500ha (approx) of land in 3 Bays to the north-east of Dili, East Timor. Upon development, a vibrant tourism activity centre will be created providing for uses such as cafes, restaurants, bars, nightclubs and retail shops for tourists and visitors to the area, fringed by exclusive resorts, an entertainment complex and casino, lower intensity resort developments, an international standard golf course, a marina and private oceanfront golf course residences.	Legend Development Co. Limited	TOWNLAND	2	Ongoing
Development of 14.6 ha. of Land Directly South East of the "Barrier Gate" to Mainland China, Macau	Preparation of a Planning Brief for the Development of the Project. Two optional development packages were also prepared in accordance with the Planning Brief, accompanied by Master Layout Plans.	New Macau Development Company Limited	TOWNLAND	2	1997
Development of Reclaimed Land in a Prominent Location on the Waterfront at Nape, Macau	Preparation of a. Conceptual Master Plan for the Development of the Project. An emphasis was placed on the public realm and Government acceptability in balance with prime real estate development including office, retail and recreational uses which will create a lively visitor destination together with a discrete and most prestigious hotel development.	Chinese Estates Limited	TOWNLAND	2	2004
Kajang-Seremban Expressway Feasibility Study, Malaysia	TOWNLAND was responsible for the land use and socio-economic assessment component of a Traffic Study. The purpose of the Study was to evaluate the feasibility of constructing a toll expressway between the towns of Kajang and Seremban in West Malaysia taking into consideration traffic, land use, engineering and financial factors. TOWNLAND was involved in establishing a socio-economic profile of the Study Area and providing estimates of the population and employment under different scenarios taking into account the regional and district planning context and the planned and committed development projects in the Study Area. The population and employment figures were inputted into traffic models for projecting the traffic generation and road capacity in the Study Area.	MAG Technical & Development Consultants	CKM Asia Limited	1	1996
MLP for a 104 ha Site at Pulau Carey on the West Coast of Malaysia	The Site is located within an environmentally sensitive wetland/ mangrove area and the design incorporates key environmental planning criteria to achieve the harmonious integration of the built and natural-environment. The proposals include low rise bungalows, medium rise apartment complexes, entertainment and educational centres.	Private Sector	Mag Technical & Development Consultants	3	1997
West Coast Expressway, Taiping to Banting, Malaysia	TOWNLAND was responsible for the Urban Design inputs and preparation of Urban Design Guidelines for public amenities along the route.	KLPB	Hyder Consulting Sdn Bhd	12	1997
An Elevated Pedestrian Network (EPN), Kuala Lumpur, Malaysia	TOWNLAND assisted in the preparation of the Transportation Study Report of Phase 1 (15 km) of an elevated pedestrian network which will link the CBD with the Golden Triangle, commonly known as the area around Bukit Bintang and the Kuala Lumpur City Centre.	MAG Technical & Development Consultants	CKM Asia Limited	1	1997

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Technical Assistance Project: Regional Development Project (Phase II), Maldives	This comprehensive project involved an assessment of the environmental and social conditions of the Atolls, including the development of initiatives to improve living standards for the poor through facilitating delivery of basic urban services and promoting land management. As Lead Consultant, TOWNLAND was involved in the development of a land use planning framework, and plans for institutional strengthening and capacity building. Other issues included urban management; water supply and sanitation assessment (including water resources and hydrological assessment); supply options and conservation measures; groundwater contamination; sanitation and solid waste management; and environmental monitoring. Other tasks included economic and financial analysis; facilitating stakeholder participation; socio-economic survey; social, poverty and gender assessments; and development of environmental / health awareness campaigns.	Asian Development Bank	TOWNLAND	6	2004
Feasibility Study of the Second Ulaanbaatar Services Improvement Project and Preliminary Design of Water Supply Facilities in Mongolia	TOWNLAND provided all the urban planning inputs to this Project focussing on the planning of facilities for low income groups. TOWNLAND's services included, inter alia, review of the overall land use pattern, current master plan and demographic studies, etc; study of local Government policies; study of existing housing facilities and socio-economic conditions; study of planning norms and housing bye laws and proposed Government revisions; study of transportation data; and preparation of a redevelopment plan incorporating recommendations for improvements and on the programming and implementation.	The World Bank	Intercontinental Consultants and Technocrats Limited	3	2004
Report on Power Outlook and Alternative Power Source Study, Philippines	TOWNLAND coordinated the technical inputs and researched policy/ regulatory issues on electricity supply requirements for industrial consumers. TOWNLAND compiled the Final Report containing the strategic recommendation. The Study focus covered a technical assessment of existing power usage by the Client's industrial facility and research on national electricity supply industry privatisation and deregulation with its potential implications for industrial consumers. TOWNLAND rationalised the strategic thinking to deal with both key issues by investigating all viable options explaining the aspects, positive and negative, to each option. The preferred strategic recommendation was identified in the Final Report for formal presentation to the Client.	Lafarge, Philippines Inc	Joint Ventures, Philippines	2	2000
Technical Assistance Project: Regional Municipal Management, Philippines	The objective of this Technical Assistance Project was to prepare the Clarke Area Municipal Development Project which was aimed at improving the living conditions, public health standards and urban environment in the Local Government residential complexes in Central Luzon. TOWNLAND was responsible for providing the urban planning input to this Study.	Asian Development Bank	GHK (Hong Kong) Limited	N/A	1998

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Master Layout Plan and Broad Urban Design Guidelines for 175 ha (approx) of Land in City of Zabrze, Poland	TOWNLAND has been commissioned by PT. Ciputra Development Tbk to prepare a Master Layout Plan and Broad Urban Design Guidelines for 175 ha (approx) of land adjacent to the City Centre in the City of Zabrze, Poland, located some 300 km to the south of Warsaw. The development is to comprise an integrated residential/golf neighbourhood supported by commercial and retail uses. A strong emphasis is being placed on ecological and environmentally friendly planning and design to ensure that the development proposals respect the local character and scenic qualities of the Site	PT. Ciputra Development Tbk	TOWNLAND	2	Ongoing
Tourism Resort Development in Praia, San Tiago Island (40 ha), Republic of Cape Verde	A Project to develop a high quality resort destination along an area of beachfront and an Island along the southern coastline of Praia, Cape Verde comprising a total of 40 ha (approx) of development. The Resort will comprise a series of resort complexes based on the themes, influences and signature architecture of a variety of popular Asian resort destinations (i.e. Thailand, Indonesia (Bali) and Malaysia) in addition to recreation and entertainment complexes, a marina and yacht club comprising a 5 Star Resort Hotel, Low Density Condominium Development, Landscaped Parks and Restaurants, Cafes & Bars along the waterfront and other tourism related facilities. A Conceptual Master Layout Plan is being prepared for the development to realize the Client's vision having regard to future marketability and viability, integration with the future development context (in Cape Verde and Praia City) and overall sustainability.	Private Sector	TOWNLAND	6	Ongoing
Buona Vista Science Park (180 ha), Jurong, Singapore	TOWNLAND undertook Planning & Infrastructure Studies, Urban Design and Coordination of the Master Planning for the 180 ha site adjacent to the National University and Polytechnic of Singapore. The Project was a Competition to further the development of an innovative hi-tech cyber park and mixed use centre for this important part of the city.	Industrial Parks for the 21st Century Programme of Jurong Town Council, Singapore	TOWNLAND in association with Oxford Brookes, Joint Centre for Urban Design, UK	3	2001
Jeju International Cultural Park, Jeju Island, South Korea	TOWNLAND have been commissioned to conduct a Stage 1 Preliminary Feasibility Study and to prepare a Preliminary Conceptual Master Layout Plan for the Jeju International Cultural Park (JICP), a 80ha Theme Park on Jeju Island, South Korea. The JICP Site is located within a 400 ha Comprehensive Theme Park Zone and is adjacent to various attractions planned by other investors. Upon development, the JICP will become an integral attraction within the Theme Park Zone, showcasing a variety of cuisine, beverages, culture and entertainment focused around international cultural pavilions / enclaves themed on a variety of countries including China, Korea, the Asia Pacific, the Americas, Europe, the Middle East and Africa. The Preliminary Feasibility Study is assessing the viability for the establishment of the JICP as a first step towards preparing a full Feasibility Study for the JICP in Stage 2. The Preliminary Conceptual Master Plan is being prepared in parallel and is setting out the physical layout of the major pavilions and Phase 1 China Town including the proposed sequence of pavilions and other facilities, their size, shape and capacity.	Globalview Investment Limited	TOWNLAND	3	Ongoing

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Technical Assistance Project: Strengthening the Department of Town Country Planning, Fiji, South Pacific	Review of the range of Planning and Infrastructure Standards applied to Housing Development in Fiji against a background of the need to provide housing/house sites affordable to low income groups. Project output was focussed towards both recommendations to revise the Standards and the need to implement a programme of squatter area upgrading alongside new site development.	Asian Development Bank	TOWNLAND	13	1993
Technical Assistance Project: Urban Planning and Environmental Management Study, Tuvalu, South Pacific	The overall goal of the TA was to help the Government of Tuvalu to ensure that the urbanisation of the islands of Funafuti and Vaitupu take place in an environmentally sustainable manner. The main objectives were to: (1) rationalise and improve land use planning and land legislation; (2) strengthen Government institutional capability and capacity in urban and land planning and management; (3) prioritise projects for improvement of urban environmental infrastructure and services; and (4) support the Government policy of decentralisation of the urban population to Vaitupu. The TA work was built around the provision of the resources and the best working method to achieve these objectives. The taskwork incorporated the particular circumstances of Tuvalu, particularly related to its level of development, size and population, local values and traditions, and its financial and human resource limitations.	Asian Development Bank	TOWNLAND	6	1996
Technical Assistance Project: Urban Growth Management Strategy for Port Vila, Vanuatu, South Pacific	TOWNLAND was the Co-ordinator and Team Leader of a multi-disciplinary team for this Asian Development Bank project. The objectives of the Study were to (1) identify the major parameters driving the urban growth process for Port Vila; (2) improve the legislative framework for urban planning and environmental management; and (3) provide guidelines for a sustainable form of urban development within the context of the National Conservation Strategy. The intent was to give effect to the Government's policy on environmental and resource management and more specifically, to improve the legislative framework for urban planning and environmental management.	Asian Development Bank	TOWNLAND	15	2004
International Master Plan Development Consultancy Services for Town Centre Development along Taiwan High Speed Rail - Conceptual Master Layout Planning and Regulatory Detail Planning – (1) Taoyuan Station; (2) Taichung Station; (3) Chiayi Station; and (4) Tainan Station, Taiwan	Conceptual Master Layout Planning and Regulatory Detail Planning for the four key Station Development Areas/Town Centres along the Taiwan High Speed Rail Line. The Project develops the theme of "Sustainable Transport Oriented Community Development". TOWNLAND was the Study Lead and responsible for all land use planning, regulatory planning, master planning, urban design and landscape inputs.	Taiwan High Speed Rail Corporation	TOWNLAND	12	2008
Planning and Urban Design of Two Redundant Railway Yards, Thailand	TOWNLAND assisted in the planning and urban design of two redundant railway yards of 330 ha and 75 ha as a Competition Master Plan submission. The Project included major commercial development, transport inter-changes and entertainment uses linked by an internal monorail system.	The State Railway of Thailand (SRT)	SPC Group		2001

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Conceptual Master Plan (1,000 ha), Lamp Thong City, Southern Thailand to Incorporate Casinos, a Theme Park and a Convention Centre, Thailand	TOWNLAND in association with Vincent j.h. Lo Chartered Architect was commissioned to prepare a Master Development Plan for the proposed mixed use Lamp Thong City Development (1,000 ha site) at the Thai border with Malaysia. The Master Development Plan encompasses a comprehensive tourism and leisure destination including Casinos, 5-star Hotels, an Exhibition and Convention Centre, Land and Water Feature Theme Parks, a Golf Club/Course, a Health Care Resort and Retirement Village.	Private Sector Consortium	Vincent j.h. Lo Chartered Architect	5	2005
Integrated Development Project (1,580 ha), Tunisia	TOWNLAND is leading a multi-disciplinary Team and acting as Master Planner on a Project preparing a Conceptual Master Plan for a mixed use tourism development on a Site comprising a portion of Zembra Island (80 ha) to the east of Tunis and an area of around 1,500 ha of coastline on the mainland to the west of Sidi Daoud in Tunisia. The Project is proposed to comprise a comprehensive tourism development to include hotels/resorts, spa/health/medical tourism facilities, golf courses, conference facilities, marinas, casinos and other recreation and entertainment facilities, residential (holiday/second homes) and supporting retail development and is intended to assist in the positioning of Tunisia as a high end tourism and leisure destination.	Legend Development Company Limited	TOWNLAND	2.5	Ongoing
Packaging / Preparation of Rendered Visualisations for Projects in the United Kingdom	TOWNLAND has an ongoing association with Howard and Seddon Partnership Architects, UK, to provide packaging and preparation of three dimensional computer renderings and coordination of Presentation Documents/Reports for a variety of commercial and residential Projects throughout the United Kingdom. Such Projects have included: (i) Renovation of Magnum House, 9 Portland Street, Manchester; (ii) Residential Development at 66 Jersey Street, Manchester; (iii) Mixed Use Development at Hathersage Road, Manchester; (iv) Proposed Industrial Development Adjacent to 116-118 Bury New Road M8 8EB; (v) Renovation of Heritage Building and Design of Landmark Tower for Student Accommodation at Lancaster Circus, Birmingham; and (vi) Development Proposal at 24 Maddox Street, Mayfair, London.	Howard and Seddon Partnership	TOWNLAND	N/A	Ongoing
Preliminary Concept Design for "Ajman Gate" (8 ha), United Arab Emirates	TOWNLAND undertook the Preliminary Concept Design for "Ajman Gate", a high density, highrise, mixed use development on 8 ha (approx.) of land at the Gateway to Ajman of the United Arab Emirates. The Project consists of 10 Residential Towers varying from 35 to 50 storeys comprising 4000 Apartment Units, a Commercial Complex and a 70 storey Office / Hotel Tower. As the Site is located at the entrance of Ajman City, the Development will have a significant strategic importance and will dominate as the signature Landmark for the Emirate. Traditional elements of Arabian architecture, such as courtyards, are expressed in a contemporary manner. The Concept emulates a future vision for the Emirate of Ajman, while respecting and incorporating the rich culture of the Region.	N. M. Salim & Associates for His Highness Sheikh Humaid Bin Rashid Al Nuaimi	TOWNLAND	2	2005

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Technical Assistance Project: Urban Social Infrastructure Development Project, Uzbekistan	This ADB TA involved a national scale review of social infrastructure provision and the institutional process for its administration. The Objectives of the Study were to prepare (i) a national urban sector review; (ii) a medium-term urban sector investment programme; and (iii) a programme for capacity building for improved urban management and the provision of municipal services. TOWNLAND provided the Social Development/ Community Participation/ Poverty Reduction/Gender Specialist.	Asian Development Bank	Brockman Tym International	3	2001
Technical Assistance Project: Preparing a Comprehensive Medium Term Strategy for Improving the Living Standards of the People of Uzbekistan	TOWNLAND was commissioned to undertake this key poverty reduction Study in Uzbekistan. The Study provided a platform for the ADB's lending strategy to the Country. The goal of the Study was to assist the Government to prepare a medium-term strategy to reduce poverty and improve the living standards of the Uzbek people, with a particular emphasis on low-income, vulnerable and socially excluded groups of society. The Study produced a range of outputs including: (i) a medium-term living standards strategy (ii) monitoring/ evaluation mechanisms to track the Government's progress in relation to the effectiveness of poverty reduction policies; and (iii) an enhanced capability of key policy makers on pro-poor growth strategies and social policy.	Asian Development Bank	TOWNLAND	15	2006
Conceptual General Plan for Infrastructure and Investment Projects (880 km ²), QuangNinh Province, Ha Long City, Vietnam	TOWNLAND coordinated the planning inputs for a joint venture group working closely with Government officials at Central (Ministry of Construction) and Provincial (Quang Nonh Peoples' Committee) levels. The Study of 880 km ² in Northern Vietnam recommended formulation of a comprehensive land use and infrastructure plan including residential, employment, tourism and wetland conservation sectoral strategies, along with institutional structures to achieve the proposals.	Quang Ninh Development Corporation	TOWNLAND	6	1994
ODA (Belgian Grant): The Feasibility Study of Tan Hoa – Lo Gom Canal Basin (Ho Chi Minh City) Sanitation and Urban Upgrading Project, Vietnam	TOWNLAND provided consultancy services in urban development, sociology and community development, environmental planning and constitutional development for this Project Preparation Technical Assistance. The Project focussed on environmental improvements to a major waterway in Ho Chi Minh City and included proposals for flood control and drainage, reduction of liquid waste discharges, solid waste management, squatter resettlement, upgrading of informal housing areas, and canal-side parks/walkways.	The World Bank	Black & Veatch International	12	2003
Master Plan for Thu Thiem New Urban Area on an Approx. 760 ha site Embraced by Saigon River, Vietnam	The purpose was to formulate an innovative Master Plan for a new urban centre which would be financially feasible, taking into account the planned infrastructure, natural landscape and topography. TOWNLAND as Lead Consultant was responsible for the day-to-day management of the multi-disciplinary team and liaison with the Vietnamese Government Authorities and provided all land use planning inputs including a land use budget to guide the urban design. A Certificate was awarded and the Organising Committee stated their high appreciation of the quality of TOWNLAND's entry. (CERTIFICATE AWARDED)	Investment and Construction Authority for Thu Thiem New Urban Area	TOWNLAND	3	2003

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Conceptual Master Layout Planning for a Comprehensive Tourism Resort Development (300 ha) at Lang Van, Danang City, Vietnam	TOWNLAND was commissioned to prepare a Conceptual Master Layout Plan for a high quality recreational, tourism and resort destination with supporting real estate development along an area of beachfront comprising some 300 ha. of land at Lang Van, Danang City. The Development is to comprise a series of destination themes including, inter alia, casino development, beachfront resort hotels, commercial / retail development, mountain-view and waterfront villas and condominiums, a marina, an international cruise terminal and a world class 18 hole Golf Course.	Legend Development Company Limited	TOWNLAND	2	2008

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