

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

Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Regeneration of Land on the Kedayan River, Brunei Darussalam	<p>TOWNLAND was appointed to undertake Comprehensive Landscape Design for a Tender Submission in relation to the Regeneration of 8.2 ha of Land on the Kedayan River in Brunei Darussalam. The Tender was successfully awarded to TOWNLAND's Client.</p> <p>TOWNLAND's Landscape Design respects and celebrates local culture, showcases Brunei's treasured heritage and provides an accessible and interactive public space that offers opportunity for people of all ages and backgrounds to entertain and educate themselves in and around an Islamic themed Park. It is inspired by the Five Pillars of Islam. These have been interpreted and translated into a spatial arrangement that centralizes the existing Sultan Omar Ali Saifuddin Mosque; from here five Spatial Axes and five Themed Zones are created - Nature, Humanity, Knowledge, Heritage (MIB) and Crescent Bridge. Each of the Zones has specific characteristics and unique spatial qualities and together form a comprehensive Waterfront Park, offering not just a local facility, but an international destination.</p> <p>As the Site is located adjacent to the Darussalam Palace, it is of national strategic importance. The Site will play an integral part for the future coronation of the current Crown Prince. It is established to be the new inspiring icon and is intended to boost foreign interests and investments to the Country by being an economic generator for the upcoming future development, as well as the spiritual generator for the people to be better human beings, in their relationship with God, humanity and nature. It is re-vitalizing the waterfront, re-connecting the people and re-inventing the global destination. Construction of the Park is slated to start in early 2016 and planned to be finished in 2018.</p>	Smec Asia Limited and LSL, Sdn. Bhd.	TOWNLAND	3	2016
Integrated Resort and Casino Development, Siem Reap (2,000 ha), Cambodia	TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for a 2,000+ ha. Integrated Casino Resort Development in Siem Reap, Cambodia. The Resort will cater to a wide range of tourists from high-end luxury travellers to mid-range families on vacation. The elements of our Vision include: Integrated Hotel Casinos, Resort Hotel & Villas, a Water Theme Park, Historical and Cultural Activities, Sports Centre & Academies, Medical Tourism Facilities, a Retail & Entertainment Village, Golf Courses, Areas for Residential Living, Nature & River Activities, Agri-Tourism Facilities, Training & Employment Opportunities, Reprovisioning Area and Utilities & Supporting Facilities.	Confidential Client	TOWNLAND	2	2014

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Preliminary Conceptual Master Plan for an Integrated International Themed Resort & Lifestyle Community, Sihanoukville, Cambodia	TOWNLAND is commissioned to prepare a Master Plan for one of the largest Integrated Casino Resort and Lifestyle Destinations in the Region, to be spread over a 650+ ha greenfield site adjacent to the Sihanoukville International Airport in Cambodia. The Site features a pristine natural environment, including lakes, a beach and mangroves and is surrounded by unspoiled mountain ranges. Upon development, the Project will incorporate a diverse programme of activities, including tourism, working and living-related uses which will raise the bar with regard to the quality of urban development in Sihanoukville. This carefully master planned development will appeal to Local and International travellers and residents. The overriding Vision for the Master Plan is influenced by the great waterfront cities of the World and incorporates a diverse range of development components including Casino Resorts and Hotels, Tourist Attractions, Office Parks, Major Retail Facilities, Residential Neighbourhoods and a host of World Class supporting amenities.	LYP Group Co., Ltd	TOWNLAND	3	Ongoing
Tourism Resort Development in 3 Bays at Ponta Fatossidi for Tourism Destinations & Supporting Uses (500 ha), East Timor	TOWNLAND was 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 500 ha 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 Company Limited	TOWNLAND	2	2008

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Savan Legend Golf Resort, Spa & Casino, Savannakhet, Laos	<p>TOWNLAND was commissioned to prepare a Broad Preliminary Conceptual Master Plan for an Integrated Resort Complex Development on a 300 ha Site in Savannakhet, Laos.</p> <p>With the goal of creating an Integrated Resort which will add to the attractiveness of Laos as an international tourism destination, the objectives of this Project were to create a destination as a Key Tourism Node in Savannakhet through the introduction of activities which will appeal to local, regional and international tourists; capitalise on the unique natural attributes of the Site location, including its proximity to the Thai Border; and incorporate a diverse programme of activities: including quality oriented tourism related uses which will deepen the attraction of Savannakhet as a competitive destination and which will attract higher spending and longer staying tourists to the City.</p> <p>The Development comprises an Integrated Resort incorporating a 5 Star Casino Resort Hotel which features 600 Rooms & Suites, 12 luxury Villas with their own Clubhouse, state of the art Gaming Facilities, integrated Retail, Food and Beverage offerings, a Wedding Chapel, a large Resort Pool and Recreation Complex and a Waterfront Bar/Nightclub; a 1,000 Seat Entertainment Complex providing a venue for Boxing Matches, Performances and Concerts; a Retail & Entertainment Village offering shopping, restaurant and other entertainment opportunities in an indoor/outdoor format ; a Medical Tourism Facility offering health care and wellness services; two World Class Golf Courses to cater to the boom in Asian golf culture and designed in Resort and Championship formats, supported by a Golf Driving Range and a comprehensive Clubhouse; a Floating Restaurant, Bar and Cultural Performance Venue and a host of Nature Based Activities within an extensive network of open spaces.</p>	Macau Legend Development Limited	TOWNLAND	1	2016

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Proposed Integrated Resort, Laos	<p>TOWNLAND was commissioned to prepare a Preliminary Conceptual Master Plan for an Integrated Resort on a site of 10 ha (approx.) to be located in Vientiane, Lao PDR. With the goal of creating an Integrated Resort which will add to the attractiveness of the Lao PDR as an international Tourism Destination, the objectives of this Project are to create a Destination which creates a key tourism node in Vientiane through the introduction of facilities and amenities which will appeal to local, regional and international tourists; and incorporates a diverse programme of activities including quality oriented tourism related uses which will deepen the attraction of Vientiane as a competitive Destination and which will attract higher spending and longer staying tourists to the City.</p> <p>The Development will comprise of an Integrated Resort Complex featuring gaming, entertainment and accommodation, including Hotel Accommodation - featuring 600 Rooms & Suites and 20 luxury Villas; Casino Gaming Facilities; Integrated Banqueting, Retail, Food and Beverage offerings in an in and outdoor format; Exhibition, Convention and Conference Facilities catering to the MICE market; a KTV and Lounge/Club offering state-of-the-art karaoke systems and a World Class Nightclub; Wedding Facilities including a striking Wedding Chapel set within the grounds by the Resort Lagoon Pool; a Cultural Centre offering a venue for Cultural Performances and exhibitions; a 1,000 Seat Live Performance Hall - providing a venue for Boxing Matches, Performances and Concerts; and Other Hotel Amenities including a large lagoon style Resort Pool, a comprehensive Spa and Gym, extensively landscaped grounds and ample car parking.</p>	MLD Resorts Lao Limited	TOWNLAND	2	2018
Development of Reclaimed Land (27.5 ha) in a Prominent Location on the Waterfront at Nape, Macau	TOWNLAND was commissioned to prepare 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
Macau Fisherman's Wharf (13.3 ha) - Conceptualisation of Future Development, Macau	TOWNLAND was commissioned to prepare a 3 Dimensional Animation, Bird's Eye Views and Perspectives for the Macau Fisherman's Wharf Project. In addition to the modelling of existing and planned buildings within the Project, TOWNLAND's role was also to assist with broad Concept Architectural Design and Interior Design of selected buildings within the Project which included two new themed hotels.	Macau Fisherman's Wharf International Investment Limited	TOWNLAND	2	2012

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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
Master Layout Plan 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. TOWNLAND was responsible for the preparation of the Master Layout Plan and 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.	Konsortium Lebuhraya Pantai Barat	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. TOWNLAND provided all planning inputs.	MAG Technical & Development Consultants	CKM Asia Limited	1	1997
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

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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	Inter-continental Consultants and Technocrats Limited	3	2004
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	4	1998
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 Incorporated	Joint Ventures, Philippines	2	2000

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Mixed Use New Town, Porac, Pampanga, Philippines	<p>Robinsons Land Corporation invited TOWNLAND to prepare a Preliminary Conceptual Master Plan for a Mixed-Use Development (Project Infinity) on a 216 ha Site located in Porac, Pampanga, Philippines.</p> <p>Since the opening of the four-lane Subic-Clark Tarlac Expressway (SCTEX), Porac has been attracting increasing attention from Companies and Developers to take advantage of its strategic location near Clark New City and the Clark International Airport. The Site is in close proximity to SCTEX.</p> <p>Building upon RLC's desire to create a Mixed-use Township characterized by generous open spaces, greenery and landscaping, TOWNLAND developed a Vision comprising a diversity of urban forms spread across 5 unique Districts and 3 supporting Sub-Districts. The 5 Districts are the main areas for living, working and seeking entertainment and include a Town Centre; Neighbourhood Living; Resort Living; a Logistics City; and a Business Park. The 3 Sub-Districts are the main areas for provision of supporting facilities and open space, including a Community Core; a Central Park; and an Interchange Parkland.</p> <p>The principles of Smart Growth, New Urbanism and Transit Oriented Development (TOD) have been applied in the preparation of the Preliminary Conceptual Master Plan for the Project and include: a Mix of Land Uses; Walkable and Connected Neighbourhoods; a Diversity of Housing Types; Creation of a Strong Sense of Place; Smart Transportation; and extensive Open Space and Recreation Opportunities.</p>	Robinsons Land Corporation	TOWNLAND	1.5	2018
Master Layout Plan and Broad Urban Design Guidelines for 175 ha of Land in City of Zabrze, Poland	<p>TOWNLAND was commissioned by PT. Ciputra Development Tbk to prepare a Master Layout Plan and Broad Urban Design Guidelines for 175 ha of land adjacent to the City Centre in the City of Zabrze, Poland, located some 300 km to the south of Warsaw. The development comprised an integrated residential/golf neighbourhood supported by commercial and retail uses. A strong emphasis was 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.</p>	PT. Ciputra Development, Tbk	TOWNLAND	2	2011

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Integrated Leisure, Tourism and Entertainment Development, (8.7 ha) Setúbal, Portugal	<p>TOWNLAND was commissioned to prepare a Master Plan for an Integrated Leisure, Tourism and Entertainment Project on 8.7 ha of Waterfront Land in the Setúbal Municipality in Lisbon, Portugal.</p> <p>Proposed uses within the Project include a Retail Village with Collaborative Offices above at the Gateway of the Project, which ties in with the adjacent and well known Fish Market (Mercado do Livramento); a 5 Star Casino Hotel (200 Rooms); a 4 Star Hotel (200 Rooms) and Apartments; a Marina with active Retail, Food & Beverage Facilities incorporated in the podium along the Waterfront Promenade; a Cultural Complex; a Hot Market & Grocery Store; and a Water Taxi / Ferry Terminal which links to the Troia Hotel and Casino across the water.</p> <p>Upon development, the Project will promote tourism and investment in Setúbal and will be the centrepiece of a substantial transformation of the Waterfront in the Municipality.</p> <p>The layout adopted for the Project is a hybrid orthogonal and fluid design which draws from the surrounding urban fabric and represents a modern development influenced by the water.</p>	Macau Legend Development Limited	TOWNLAND	1	2016
Tourism Resort Development in Praia, San Tiago Island (40 ha), Republic of Cape Verde	<p>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 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 was 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.</p>	Legend Development Company Limited	TOWNLAND	6	2008

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Integrated Resort and Casino Development (16 ha approx) in Praia, Republic of Cape Verde	TOWNLAND was commissioned to prepare a Conceptual Master Plan for an Integrated Resort and Casino Development on the Islet of Santa Maria and on a section of the Gamboa Beachfront (approx. 16 ha in extent) in Praia, Cape Verde. The Development comprises Office Accommodation; a Casino Hotel; and a Walled City (Fort) on the Islet of Santa Maria. Within the Walled City are a Boutique Hotel; a Retail Spine centred around a pedestrian environment; a Cultural Centre; Convention & Exhibition Facilities; a Catholic Church; and a Marina. Adding to the attractiveness of Cape Verde as an international Tourism Destination, the objectives of the Project are to create a Key Tourism Node in Praia through the introduction of activities which will appeal to local, regional and international tourists and in particular higher spending and longer staying tourists; to capitalize on the Unique Natural Attributes of the Site's location including the Site's extensive sea frontages and island environment; and to incorporate a Diverse Programme of Activities including quality oriented tourism related uses which will deepen the attraction of Praia as a competitive and vibrant, year round Destination.	Macau Legend Development Limited,	TOWNLAND	6	2016
Landscape Design / Swimming Pools Design for Integrated Resort and Casino Development in Praia, Republic of Cape Verde	<p>After completing the Conceptual Master Plan for the Site, TOWNLAND was awarded the Full Landscape Architecture Contract for an Integrated Resort and Casino Development on the Islet of Santa Maria and on a section of the Gamboa Beachfront in Praia, Cape Verde. This Casino Resort Development comprises of Office Accommodation, Casino Hotels, a Cultural Centre, Convention and Exhibition Facilities, a Catholic Church, a Marina and a Walled City (Fort), where a Boutique Hotel and Retail Spine are centred on a Pedestrian Environment. Facilities are intended to capitalize on the unique natural attributes of the Site's location, including its extensive sea frontages and island environment, and to incorporate a diverse programme of activities, which will deepen the attraction of Praia as a competitive and a vibrant year round Destination.</p> <p>The landscape concept for the Project is inspired by the classical style of the buildings' architecture, which is reflected in the design of hard landscape elements and features. Special attention is given to the local climatic conditions, and therefore indigenous planting is used throughout the Project in combination with carefully selected and unique imported species. Various types of Swimming Pools have been incorporated, including a vast Infinity Pool, a Salt-water Pool and a Tidal Pool, which form the key outdoor facilities for this Integrated Resort.</p>	MLD Cabo Verde Resorts, S.A (Macau Legend Development Limited)	TOWNLAND	24	Ongoing

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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, United Kingdom	3	2001
Jeju International Cultural Park, Jeju Island, South Korea	TOWNLAND was commissioned to conduct a Stage 1 Preliminary Feasibility Study and to prepare an Preliminary Conceptual Master Layout Plan for the Jeju International Cultural Park (JICP), an 80 ha 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 assessed 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 was prepared in parallel and set 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	6	2006
Integrated Casino Resort, Incheon, South Korea	TOWNLAND was commissioned to prepare a Master Plan and Concept Architectural Design as part of a bid by CLIENT to secure a Casino License in South Korea. A comprehensive Integrated Resort was proposed on a Site near the Incheon International Airport which will comprise of a 5-star Hotel and Serviced Residences; a Convention Centre, an Indoor Performance Arena; a large Indoor Theme Park; a Casino; a Shopping Centre; and a comprehensive Spa and Skin Care Clinic. Upon development, the Project is intended to help support the South Korean Government's policy goal of attracting 20 million inbound visitors by 2017 and increasing domestic tourism demand.	Imperial Pacific International Holdings	TOWNLAND	2	2015
Technical Assistance Project: Strengthening the Department of Town Country Planning, Fiji, South Pacific	TOWNLAND was commissioned to review 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

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Technical Assistance Project: Urban Planning and Environmental Management Study, Tuvalu, South Pacific	The overall goal of the Technical Assistance (TA) Project which was led by TOWNLAND, 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	TOWNLAND was commissioned to undertake the 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 interchanges 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 led a multi-disciplinary Team 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 comprised 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	6	2008
Preliminary Site Investigations for Integrated Casino Resort Development, Crimea, Ukraine	The Government of Ukraine approached Legend Development Company Limited to invest in the establishment of the first Integrated Gambling Zone within Eastern Europe. TOWNLAND was invited to be part of Legend's delegation on a fact finding visit to the Ukraine; and to investigate and evaluate the suitability of five possible Sites on the southern coast of the Crimea situated on the Black Sea with the Vision of developing one of the Sites into a World-Class Integrated Casino Resort Destination within Europe.	Legend Development Company Limited	TOWNLAND	1	2013
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, inter alia, commercial, industrial 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) 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	2013

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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 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 has a significant strategic importance as the signature Landmark for the Emirate. Traditional elements of Arabian architecture, such as courtyards, are expressed in a contemporary manner. The Concept emulates the 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
Tourism Resort Development on a +/-482 ha Site on Tinian Island, Commonwealth of the Northern Mariana Islands, USA	TOWNLAND was commissioned to undertake a Study developing a Conceptual Master Layout Plan for an Integrated Resort on approximately 482 ha of Land on Tinian Island, comprising of two World Class Golf Courses, a High End Villa Hotel (6 Star, comprising of 20-30 Villas), a Mid-High End Hotel (4-5 Stars of 300-400 Rooms), a Retail / Dining Village, an Agricultural Cultivation Zone which will provide a source of quality food for the Hotels on the Island and a host of additional attractions which will contribute to the development of the Destination on Tinian Island.	Mega Stars Overseas Limited	TOWNLAND	2	2014
Integrated Casino Resort Destination for +/-160 ha Site on Saipan Island Commonwealth of the Northern Mariana Islands, USA	TOWNLAND was commissioned to undertake Preliminary Conceptual Master Planning for a ± 160 ha Integrated Casino Resort Destination on Saipan Island, Northern Mariana. Upon development, the Integrated Casino Resort will comprise of a variety of 5 and 6 Star Hotels; Casino / Gaming Facilities; Villas; a Water Park; Shopping and Food & Beverage Outlets; Convention and Exhibition Facilities; and Additional Uses and Attractions which will contribute to the development of a World Class Integrated Resort Destination on Saipan.	Imperial Pacific International Holdings	TOWNLAND	3	2016

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Integrated Casino Resort Destination for +/-194 ha Site on Saipan Island Commonwealth of the Northern Mariana Islands, USA	<p>TOWNLAND was commissioned to prepare a further Preliminary Conceptual Master Plan Option for a ± 194 ha Integrated Casino Resort Destination on Saipan Island, Northern Mariana. Upon development, the Integrated Casino Resort will comprise of a variety of 5 and 6 Star Hotels; Casino / Gaming Facilities; Villas; a Water Park; Shopping and Food & Beverage Outlets; Convention and Exhibition Facilities; and Additional Uses and Attractions which will contribute to the development of a World Class Integrated Resort Destination on Saipan.</p> <p>The overall concept behind the Option is based on the notion of Infinity, which can be defined as "having no limits" and the working title for the Project is Infinity Saipan. The concept of infinity is expressed both in the myriad of attractions and experiences on offer within the Integrated Resort as well as through the built form, which rises from the sea towards the sky with architectural themes drawn from Mythology, International Culture and the Chinese Elements of Water, Fire, Earth, Metal and Wood.</p> <p>The Infinity City Precinct contains escalated and focused high-rise Hotel towers built atop a Retail and Entertainment Podium, forming a dramatic Pyramid effect at the heart of the Project. The Infinity City Precinct is framed by the Water Park and Themed Resort Hotels and by a variety Internationally themed Resort Hotels located along the slopes of the Site, taking advantage of sea views. A Convention / Retail / Apartments Precinct is formed along Rte 30 and is centred around a landmark Entertainment and Convention Building. Adjacent to this is a Retail and Entertainment Precinct offering a host of shopping and dining options for visitors to the Integrated Resort, Serviced Apartments and a Quarry Hotel and Reserve Land for Future Development. The Beachside Resort Precinct contains large Casino Resort Hotels along the oceanfront, maximizing views over the Philippine Sea.</p>	Imperial Pacific International Holdings	TOWNLAND	3	2016
Broad Preliminary Conceptual Master Planning for a Resort Related Development, Saipan, Commonwealth of the Northern Mariana Islands, USA	<p>TOWNLAND was commissioned to prepare a Broad Preliminary Conceptual Master Plan for a Resort related Development on two Sites on Saipan: (i) a Site at Pau Pau Beach comprising 68,549 square metres of land; and (ii) a Site at Navy Hill comprising 10,980 square metres of land. The Resort related Development comprises of high end Hotels (5/6 Star) which will act as a base for Golf related Package Tours to Saipan. Each Hotel Site is provided with a host of amenities with a particular focus on the Golf market segment, including Large Hotel Rooms; Pitch and Putt Practice Golfing Facilities; Electronic Indoor Golf Simulators featuring state of the art Ball Tracking and access to simulations of Championship Golf Courses from around the World; Golf Instructors on Hand to provide Golf lessons to Guests; a Golf Pro Shop; Bars and Restaurants; Health and Wellness Spas; Small Scale MICE Facilities (i.e. Conference and Function Rooms); and Swimming Pools and Fitness Facilities. One of the Sites is focused on providing exclusive 5 / 6 Star Villa based luxury accommodation for the top end of the Golf Market Segment.</p>	Sino Golf Holdings Ltd	TOWNLAND	1	2016

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Broad Preliminary Conceptual Master Planning for Development Sites (18.89 ha approx.) at Tanapag, Saipan, Commonwealth of the Northern Mariana Islands, USA	TOWNLAND was commissioned to prepare Broad Preliminary Conceptual Master Plans for Five Development Sites (18.89 ha approx.) at Tanapag on Saipan. The Development comprises a combination of Resort / Villa Hotels, Hotel Branded Residences (i.e. Four Seasons Residences), Apartments / Serviced Apartments and Timeshare Condominiums, all supported by a host of amenities, including Sizeable Apartment / Villa Layouts, Recreational Amenities (i.e. Swimming Pools and Fitness Facilities), Comprehensive Open Space to be enjoyed by all residents. One of the Sites proposes an exclusive 5 / 6 Star Villa based luxury accommodation to service the top end of the Market Segment and will be supported by Bars and Restaurants, a Health and Wellness Spa, Recreational Amenities (i.e. Swimming Pools and Fitness Facilities) and Small Scale MICE Facilities (i.e. Conference and Function Rooms). The overriding design philosophy for each Site is to maximise the use of each lot, with land uses positioned according to topography and access requirements and to capitalise on views.	Phoenix Services (HK) Limited (for Dongwu Cement International Limited)	TOWNLAND	1	2017
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 as Lead Consultant 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, haLong 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 sq km. 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

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
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 a 760 ha Site Embraced by Saigon River, Vietnam	TOWNLAND was commissioned 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
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
Conceptual Master Planning for a Luxury Seaside Villa Resort Development (15 ha) in Danang, Vietnam	TOWNLAND was commissioned to undertake Conceptual Master Planning for a ±15 ha Luxury Seaside Villa Resort Development in Danang, Vietnam. The Site is located on the East Coast of Danang, approximately 20 km from the City Centre. Upon development, the Resort will comprise 102 Luxury Villas, a Central Reception, extensive Swimming Pools, Sports and Health Facilities and a Beach Club. The design philosophy applied capitalises on the Site's beachfront location and views, to create interesting and signature public spaces centred around extensive water bodies. Guests will be welcomed at a main floating Reception Building. This Building is linked by a Central Plaza featuring a Communal Pool and Health & Wellness Facilities including a Spa, Gym and Tennis Court. An Open Space Axis continues towards the Beach Club and an Infinity Pool that leads to the Beach. Thematic Tropical Gardens and a terraced Pond meanders through the Site and creates a unique identity for the Development.	Vingroup Joint Stock Company	TOWNLAND	3	2015

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±75 ha of Land at Xi Mang, Hai Phong, Vietnam	<p>“Xi Mang, Hai Phong” is a pioneering Development in Hai Phong, the third largest and one of the fastest developing cities in Vietnam. TOWNLAND was appointed to prepare a Conceptual Master Plan for this ±75 ha property, strategically located adjacent to the City’s primary distributor roads and the 200m wide Cam River.</p> <p>This Riverside Township is envisioned as the first high quality Residential Township in Hai Phong; a Township that capitalizes on its strategic location, and provides a range of product offerings; including Residential Landed Houses, Commercial Lots, Shop Houses and F&B facilities and a Mixed Use Complex with Hai Phong’s first high rise Hotel. For the more affluent future residents, there will be a private Marina as well.</p> <p>The Conceptual Master Plan integrates natural features into the Development, where the urban living environment transforms into natural living. This is achieved by implementing a major central green spine comprising of an Urban “Central” Park and Natural “Waterfront” Park, which act as signature features of the Development. The Urban “Central” Park represents a modern lifestyle, connecting F&B Strips and a Shopping Centre to emphasise social and public activity. The Natural “Waterfront” Park is the prominent space for residents, and provides leisure facilities such as a Jogging Track, Gathering and Tai Chi Plazas, Jetties and Canoe Boarding.</p> <p>The residential offering of the Project mainly consists of three types of landed houses, organized in clusters to increase security and neighbourhood character, and to facilitate phasing. Several Clubhouses and Public Amenities, including Schools are distributed evenly throughout the Site so that all residents are within walking distance. The Central Water Body as well as the adjacent Cam River and its side-channel are utilized to maximize waterfront views and increase the development potential of the Site.</p>	Vingroup Joint Stock Company	TOWNLAND	5	2015

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning for ±129.1 ha of Land at Thanh Hoa, Vietnam	<p>Thanh Hoa is one of Vietnam's major growth cities, and TOWNLAND was commissioned by one of Vietnam's largest Private Developers (VINGROUP) to develop a Conceptual Master Plan to capture and facilitate the City's expansion plans and the intended relocation of its Provincial Government Headquarters.</p> <p>The 129.1 ha Site is located on what is currently the periphery of the City and has great access via a new major access road into the old City Centre. The Brief called for the development of a primarily landed housing development, supported by neighbourhood commercial and public facilities.</p> <p>Utilizing the Site's low-lying and flat (and wet) conditions, and reflecting the strong local heritage and appreciation of "Thang Long" (a local epic Dragon character), the concept developed celebrates the local tradition and creates an integrated public space and water network accessible by all. This water network enables the Development to be resilient and deal with potential increased rainfall and risk of flooding of the Site. It also reduces the initial investment cost for the Developer and creates a higher profile Development. Residential clusters are planned so that most prime units face the waterfront, while smaller units have lesser views. Public amenities, clubhouses and shophouse strips are located at strategic locations and within walking distance of all houses so that pedestrian activity is stimulated .</p>	VinGroup Joint Stock Company	TOWNLAND	6	2017
Preliminary Conceptual Master Plan Options for Land at CanGio, Ho Chi Minh City (2,870 ha), Vietnam	<p>TOWNLAND was commissioned to prepare three Preliminary Conceptual Master Plan Options for a Mixed Use Tourism and Residential Project on approximately 2,870 ha of reclaimed land at CanGio, south of Ho Chi Minh City, Vietnam. The overall the Vision for the Project was driven by the CLIENT's desire to establish an urban form which takes cues from the skylines of Miami (USA), the Gold Coast (Australia) and Sentosa (Singapore). The Development will comprise of an Integrated Tourism and Living Destination incorporating Residential Developments which include Residential Villas, Canal Villas, Beachfront Villas, Townhouses, Shophouses and Apartments; Supporting Education & Public Facilities including Schools, Neighbourhood Centres, Sporting Facilities and a Hospital; Entertainment uses which include an outdoor Water Theme Park and Two Championship Golf Courses; a Mixed Use Town Centre featuring a Marina, Convention Centre with Hotels, Shopping Mall and Office Buildings; Resort, Tourism & Other Uses which include Beach Resort Hotels, a Landmark High Rise Hotel Tower, International Cruise Terminal, Marinas & Yacht Clubs, an Eco Wildlife Park and Cultural Village. An Elevated Metro System (Options 1 & 2) has been proposed whilst Option 3 has introduced an Electric Shuttle Bus System.</p>	Vinhomes & CanGio Tourist City Corporation	TOWNLAND	1.5	2017

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conceptual Master Planning at Scale 1/2000 for ±212 ha of Land at Dam Bay, Hon Tre Island, Nha Trang, Vietnam	<p>Vinpearl Joint Stock Company commissioned TOWNLAND to prepare a Conceptual Master Plan for ±212 ha of land at Dam Bay of Hon Tre Island, Nha Trang. CLIENT has initially developed the west part of Hon Tre Island with a Theme Park, Vinpearl Land, several clusters of luxurious Resort Hotels and Villas and an 18-hole Golf Course, and is looking to expand their Resort Development to the Southwest of the Island at Dam Bay.</p> <p>The Dam Bay Resort is envisioned to be clusters of High-End Hideaway Resorts that are tucked around a Bay with wide scenic views to the sea and a mountainous backdrop. The ±212 ha area is planned to be developed into Eight (8) different clusters, ranging from steep Cliffside Resorts for romantic getaways, to sprawling Family Resorts, supplemented with a diversity of leisure activities. Shaped and inspired by nature, each Resort Cluster in Dam Bay is themed differently and offers a wide array of Resort experiences that suits a wide range of visitors.</p>	Vinpearl Joint Stock Company (VinGroup)	TOWNLAND	3	2019
Integrated Coastal Development Project, Benin, West Africa	<p>TOWNLAND is developing a Conceptual Master Layout Plan for a World Cass comprehensive mixed-use / tourism resort destination on a Site of 3,589 ha referred to as the 'Route de Peches' comprising the entire Coastal Region of Benin. This Project is the result of the Government of Benin's desire to develop and invest in the tourism sector as a key pillar of its economic development strategy. Based on the concepts of leisure, culture, local industries and nature, the Project will create a new standard of Tourism for Benin through the introduction of a diverse range of land uses including 4 and 5 Star Beach and Lagoon Front Resort Hotels, a Marine Village, Cultural Villages, Golf Courses, a Wildlife Park and Plotted Villa Development. In addition are related uses to promote and develop local fishing and agriculture and related industries, as well as training in these and the Hotel industries. These uses will appeal to local, regional and international tourists as well as catering to the day to day needs of the local population in Benin.</p>	Legend Development Company Limited	TOWNLAND	6	2014