

B P Development Consulting (BPDC) was established in 2009. The company has its origins in Burchill Partners Pty Limited, which was extensively involved in planning and engineering design within Australia's Gold Coast region during 30 years of its most rapid growth. The principal of B P Development Consulting, Mark Windsor was a Partner and Director of Burchill Partners, and the present BPDC senior team was that company's Master Planning and Overseas Department.

The team now incorporated as B P Development Consulting has undertaken assignments in Australia, and in Brunei, China, India, Indonesia, Japan, Korea, Malaysia, Maldives, Mauritius, Mongolia, New Zealand, Pakistan, Singapore, Thailand, Qatar and UAE.

The planning-related capabilities and experience of BPDC broadly fall into three categories:

- Strategic urban planning - principally for government agencies;
- Physical master planning and schematic infrastructure engineering of large scale integrated resorts and new communities up to city scale; and
- Specialist planning of waterfront development and detailed design of marina facilities.

A comprehensive summary of BPDC and its personnel is available at the website:

www.bpdconsulting.com

Evidence of BPDC's recent involvement in the planning of large scale high quality international projects is set out in the following summary.

a. Urjaa World, Shahapur, Maharashtra, India (2016 – ongoing)

Master planning and schematic infrastructure engineering in association with HP Dezines Creations LLP on behalf of the Trust of Jain Community - representing a significant Indian religion, Jainism. Urjaa World will include a large temple complex on 7 acres; an Ayurveda and Rejuvenation Centre incorporating the world's most comprehensive and advanced ayurvedic healing centre and an associated resort; education and skilled craft training facilities; residential accommodation; and a town centre.

The project is planned to be a religious hub as well as a significant tourism drawcard - with access aided by a new railway station on the Mumbai-Delhi line committed for construction immediately adjacent to the project. Urjaa World is planned as a model of urban sustainability including mutually beneficial rural-urban partnerships.



b. Thousand Islands Marina Resort, Jakarta, Indonesia (2016)

Preliminary concept planning for development of a residential resort and marina within one of the 108 islands which comprise the Thousand Islands north of Jakarta.



c. Project Sunrise (under Confidentiality Contract 2014)

Master planning for a new city of 30,000 population surrounded by water including a port, cruise ship terminal, 600 berth marina, an airport and seaplane base, and a wide range of commercial and tourism facilities, on behalf of one of the world's largest management companies acting for a major international group of investors.

The work included market positioning and environmental planning strategies to conceptualise the most environmentally advanced and sustainable tropical city in the world.



d. Jeju Ocean Marina City, Jeju Island, Korea (2015)

Jeju Island, which is situated about 80 kilometres south of the Korean Peninsula, has tourist visitation in excess of 10 million per annum – more than Bali, Hawaii or Okinawa - including over 2 million foreign tourists.

BPDC has recently undertaken total concept planning for Ocean Marina City on a site of 136 hectares on the east coast of Jeju Island. BPDC's work is on behalf of CKIPM Marine Group, a private Korean company with whom we have had a long and close association, in partnership with Jeju Government's major development agency.

Jeju Ocean Marina City will incorporate hotels, low rise and mid-rise residential condominiums, shopping, tourism attractions, commercial development, a 400 berth floating marina and a marine services centre including a 200 berth dry stack storage.



For planning and staging purposes the site has been demarcated into 4 zones. The Stage 1 development area includes the main marina and breakwaters; two key-hole marina harbours; and the Marina Precinct incorporating waterfront promenade condominiums, hotels, vibrant marina-side F&B and retail development, a ferry terminal and duty free shopping.



e. Aamby Valley City Precinct Micro Planning, India (2012 – ongoing)

Refer www.aambyvalley.com

Nestled on 4,000 hectares in the midst of the picturesque Sahayadri mountain range south east of Mumbai, Aamby Valley City is India's most famous elite residential and resort community.

The development of Aamby Valley City has been guided by a master plan prepared in 2001 by the team of B P Development Consulting - which has also been responsible for detailed micro planning of successive development areas to the present time.

BPDC's recent work for Aamby Valley City includes:

- Micro planning for 3,000 resort accommodation units, an Amenities Area with a total floor area of 157,000 square metres as well as a water park close to the City airport;



- Subdivision planning for 68 luxury villas on the northern shoreline of Aamby Valley City's Great Lake;



- Planning for the main gateway arrival to Aamby Valley City and a Visitor Centre;
- Precinct planning for the Business and Commercial District external to the gated community, with a floor area totalling more than 500,000 square metres;
- Precinct planning for an Education Campus to accommodate 4,000 students including 2,500 boarders;
- Engineering planning for a 4-lane public road from the Aamby Valley City main entry to a new Airport Terminal, including a tunnel beneath the runway which is being extended to a length of 2.4 kilometres to accommodate almost all wide bodied aircraft; and
- Micro planning for two final areas of the Aamby Valley City master plan in which development has not yet commenced – South Lake and South Hills – on 500 hectares.



f. Royal Phuket Marina Inner Harbour Master Planning, Phuket, Thailand (2012)

Refer www.royalphuketmarina.com



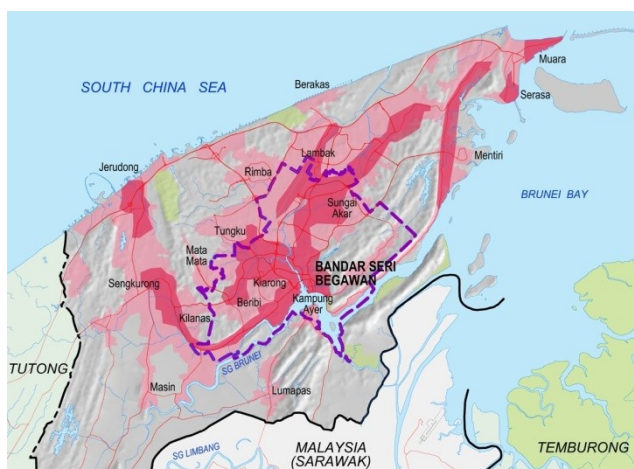
The BPDC team was involved in the original concept planning for Royal Phuket Marina and the design of its Outer Marina Harbour. Royal Phuket Marina has become one of Asia's most sophisticated yachting havens combining luxury waterfront living with a state-of-the-art marina.

The Inner Harbour has been planned by BPDC to maintain a perched water level within a controlled semi-tidal variation - sufficient to achieve adequate tidal exchange and thereby ensure high water quality, while maintaining an attractively close residential living interface with the water.

The new Inner Harbour master plan aims to create an exciting and highly marketable mix of high-end residential products within a network of navigable waterways.

g. Brunei Muara District Plan, Negara Brunei Darussalam (2011 - 2015)

Undertaken in association with Brunei based Karya Bumi Planning Consultants on behalf of the Brunei Ministry of Development and the Department of Town & Country Planning, the Brunei-Muara District Plan is a comprehensive land use strategy to guide sustainable development of the 571km² Brunei-Muara district up to 2025. The district is the principal urban centre of Brunei and accommodates more than 70% of the national population.



BPDC's role included direct responsibility for the examination of land use; land suitability and availability; patterns of settlement and emergent growth centres; housing; commerce; community facilities and services; the built environment; and District Plan implementation. Other tasks included management of sub-consultants, GIS creation and map production.

In association with Jurutera Tempatan, the BPDC team has previously been responsible for preparation of the Brunei

National Land Use Master Plan 2006–2025; the Brunei Land Availability Study; and the Belait District Plan on behalf of the Brunei Department of Town & Country Planning.

j. Gimpo Marina Terminal, Seoul, Korea (2010)

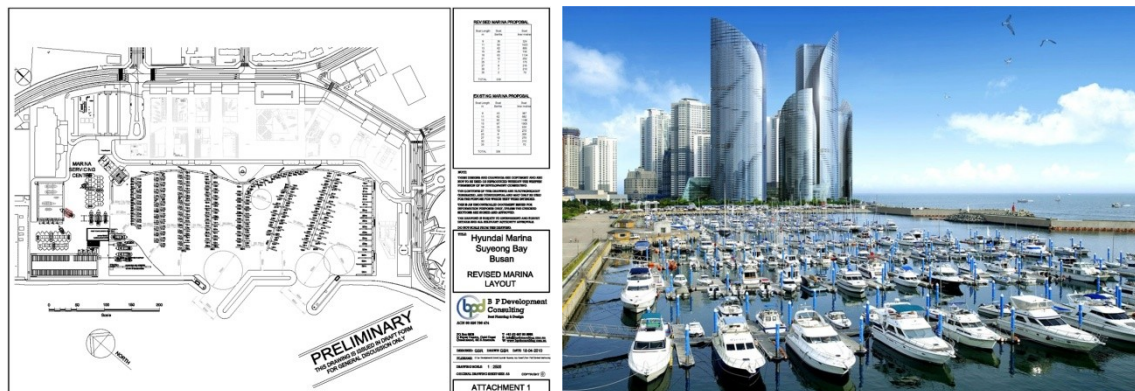


In association with CKIPM Marine Group, BPDC undertook master planning on behalf of Hanjin Shipping for the Gimpo Marina Terminal precinct which is at the Seoul end of the 19 km long Ara Canal which links the Han River in Seoul to the Yellow Sea at Incheon. Hanjin is Korea's largest shipping line and the owner of Korean Airlines.

Planning for the precinct included a marina of approximately 140 berths, a marine maintenance centre, a clubhouse, showrooms, condominiums, a sailing school and vibrant waterfront sub-precincts for eating, nightlife, entertainment and shopping.

CKIPM Marine Group went on to construct the floating marina in 2011.

k. Pusan Marina Precinct Redevelopment, Suyeong Bay, Korea (2010)

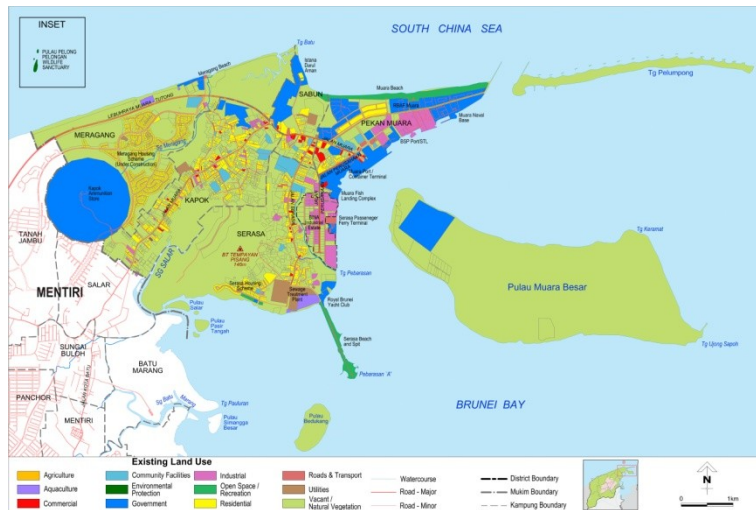


The Pusan Marina, which is Korea's largest marina facility, is being upgraded by Hyundai Development under an agreement with the city and as a complement to Hyundai Development's massive Haeundae I'Park apartment complex adjacent to the marina.

On behalf of Hyundai Development and in association with CKIMP Marine Group, BPDC undertook planning for reconfiguration and expansion of the floating marina layout and a new marine service centre.

I. Mukim Serasa Local Plan, Brunei (2011 – 2015)

Home to Brunei's only sheltered deepwater anchorage, Mukim Serasa is set to undergo rapid transformation on the back of nationally significant industrial developments proposed for the locality. With an attractive coastal setting offering tourism, recreation, and residential opportunities across 3,500 ha, the Mukim is poised to evolve into a key centre of district growth and settlement.



BPDC has undertaken strategic master planning on behalf of the Brunei Ministry of Planning and the

Department of Town & Country Planning. The scope of work covered physical planning inputs for the study including identification and conceptual planning for growth centres; production and management of assorted sectoral studies; and production of the final plan including plan implementation and supporting institutional framework initiatives.

The Draft Final Local Plan including three growth centre proposals was approved by the Minister of development in October 2013.

m. Zhongshan Marina, Mo Dao, Zhongshan, China (2008 – 2012)

Refer <http://www.keppelland.com.sg/RE-CN-Zhongshan-Marina.asp>

On behalf of Keppel Land, BPDC was responsible for master planning, schematic engineering and detailed hydraulic analyses for a multi-billion dollar integrated marina and canal waterways residential resort on an 87 ha site fronting the massive Xijiang River. The project is planned to accommodate up to 1200 apartment and bungalow residential units; a yacht club; hotel; commercial development; and a 220 berth public marina.



The canal waterways are accessed via a lock by which a controlled range of water levels is maintained, independent of tidal, seasonal and flood level variations within the Xijiang River. BPDC prepared the schematic design for a tidal exchange system which provides flushing of the canals as necessary to ensure high water quality.

Keppel Land, part of the massive Keppel Corporation is one of Singapore's top 5 property development companies.

The site has been progressively acquired, government development approvals obtained and construction commenced. The scope of work included briefing and management of specialist geotechnical, hydraulic modelling and water quality sub-consultants

n. Liaoning Donggang International Logistics Industrial Park, China (2011)

Donggang, which is strategically located at the northern end of the Yellow Sea across the Yalu River from North Korea, is experiencing economic growth considerably greater than the national average.

BPDC's formative broad scale development concept for the Liaoning Donggang International Logistics Industrial Park on a 300 ha site, reflects the Client's aim to:

- Create one of the largest international logistics ports in Northeast Asia;
- Create a premier business centre within a multi-modal transport hub covering research and development of modern logistics industry technologies and business innovation, e-commerce, futures trading, spot delivery, and information services;
- Incorporate a fully integrated convention and exhibition, commercial, retail and leisure core;
- Create a uniquely planned and designed quality-of-lifestyle residential precinct;
- Grow as a leading economic engine and gateway for the north east of China;
- Adopt a proactive and sustainable approach to environmental management by ensuring the correct balance of built and biodiversity values; and
- Create a business environment that values partnerships, people, quality of life and community engagement.



BPDC's formative concept document was translated into Chinese for consideration by the developer and government officials in the authorisation process. The project is now approved and we remain in close contact with the Client.