

3.1.3 FACILITY PLAN

1) GENERAL

The proposed resort development area is roughly divided into two areas. One is Khok Kloi Beach, to be provided with hotel accommodations mainly for domestic tourists and international economy tourists in addition to other facilities such as public parks, multi-purpose open ground and a reserved area for future expansion. The other is the Thai Muang Beach mainly for wealthy international tourists. The area consists of up to 5 blocks, according to the type of facilities to be constructed.

2) FACILITY PLAN FOR KHOK KLOI PUBLIC BEACH DEVELOPMENT AREA

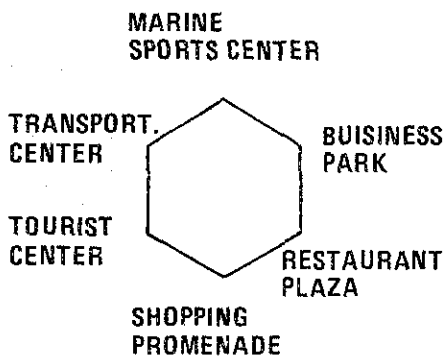
- 506 Rooms (1992-'96)
- 394 Rooms (1997-2001)

- a. Khok Kloi Hotel Accommodation Frame - Phase II & III
Lower class accommodations (506 rooms) are to be constructed from 1992 to 1996, followed by high class ones (347 rooms), lower class ones (47 rooms) and other villa-type accommodations (200 units) from 1997 to 2001. The density is to be kept low at 40 rooms per hectare for hotel development, and greenery is to be emphasized.
- b. Transportation Center - Phase II
Parking capacity for about 113 cars will be required in 2001. The entrance to Khok Kloi public beach will be provided with terminal facilities (including those for buses connecting to other areas outside the area), service station and information office, etc.
- c. Public Park - Phase II
A coastal recreation park for domestic tourists and local residents as well as a picnic ground for family use will be provided together with relevant service facilities.
- d. Multi-purpose Open Ground - Phase III
This space is mainly intended as an active sports facility area. To promote international understanding, in particular, facilities will be planned for visitors to learn unique Thai sports such as Takraw and kick boxing so that the ground could provide Thai people and foreign tourists with opportunities to meet. Also open space will be planned for sports events and a space for recreational facilities such as horse race track to be provided along with increases in the number of tourists.
The coastal zone and the space immediately behind of interior will have as open as possible with pavilion and plaza for domestic tourists and the local community. Each facility will be connected by a landscaped promenade, and the whole facilities in this ground will be completed in Phase III.

- Takraw and Kick Boxing

3) FACILITY PLAN FOR THAI MUANG INTEGRATED DEVELOPMENT AREA

● TOURIST AMENITY CORE



- a. Block-00: Thai Muang Tourist Amenity Core
The development area of Block 00 covers 22.9 ha of the total, facilities account for 7.5 ha and open space 9.3 ha. Water covers 5.5 ha, consisting of a lagoon area for 3.4 ha and an other area of 2.7 ha.

Facilities will be developed under six themes mainly for services and other amenities made up of a transportation center, a tourist center, a shopping promenade, a restaurant plaza, a business park, and a marine sports center (jetty). The development of these facilities will take the form of the comprehensive expansion of commercial and service facilities at hotels in Thai Muang.
- b. Block-S1: Hotel Accommodations with Indoor/Outdoor Complex
The development area of the S1 Block covers 114 ha of the total, hotel accommodations account for 44 ha, facilities 7.5 ha and open spaces, 44.6 ha. Water covers 18.8 ha, made up of a lagoon of 11.4 ha and other areas of 6.5 ha.

The program calls for the construction of indoor/outdoor sports facilities with hotel accommodations of 1,566 rooms in Phase III. On an enormous lot never before available in urban areas, sports facilities will be set up to make the best use of unique natural conditions. In future, athletic meets involving athletes from other ASEAN countries will be held.

The functions of sports are health and fashion. As long as sports in the pursuit of health requires continuation, resort sports facilities should be designed for a healthy and sporty life as a fashion. A comprehensive design should be made. The facilities will be oriented not only for senior executives seeking relaxation in a resort, but also for young people pursuing a sporty lifestyle.
- c. Block-S2: Hotel Accommodations with a 36-Hole Championship Golf Course
The S2 Block development area covers 278 ha of the total, hotel accommodations account for 34.6 ha, facilities 144.3 ha and open space, 22.3 ha. Water covers 12.0 ha, made up of a lagoon area of 68.3 ha and other areas of 8.5 ha.

As for facilities, a 36-hole golf course will play a central part with hotel accommodations of 792 rooms, 296 units of villa-type condominiums and a villa plaza. These facilities will be constructed in Phase III of the program between 1997 and 2001.

Like the indoor/outdoor sports complex area, the golf course will be developed on a huge lot and utilize the unique natural conditions, with a view to making it capable of hosting a world-class golf event. Under the program, an 18-hole golf course will be first completed in the early part of Phase III, with the other 18-hole scheduled for the latter part. The construction of the whole golf course will be finished in the final year of Phase III. A worldly-known designer will be asked to plan the course to provide further enhance the development. Hotel accommodations and villas which will be developed to command a view of the golf course, providing added value to the area as an international resort.

- d. Block-N1: Hotel Accommodations with Convention Park
 The Block N1 development area covers 203.8 ha of the total, hotel accommodations account for 50.1 ha, facilities 17.0 ha and open spaces, 51.5 ha. Water covers 18 ha, a lagoon area 74.7 ha and other areas 15.5 ha.

The program calls for the development of a convention hall, a vocational school and a training hotel of 50 rooms, an international park and hotel accommodations of 2,004 rooms in Phases II and III.

Phuket is ideally situated for the development of a resort convention center and meets the fundamental requirements for such developments. The proposed center will be utilized to contribute to the development of local industry and economy through the promotion of exchanges of goods and information and to serve as a place for communication among growing domestic and international tourists. Even during the monsoon season, the facilities will be used for indoor events. With multi-purpose facilities, the block will be developed as a symbol of Thai Muang.

Furthermore, by 2001 the number of hotel rooms will be increased by 20,000. To meet the increase, a hotel training school with a capacity of 1,000 students and a 50 rooms hotel for training will be established.

An international park will also be constructed to create an international environment. The park will have religious facilities, such as temple, church and mosque, as well as cultural facilities.

- e. Block-N2: Hotel Accommodations with Golf Course and Water Recreation Park.
 The N2 Block development area covers 134.4 ha. The total is broken down into 25.6 ha for hotel accommodations, 88.6 ha for facilities, 16 ha for a lagoon area and 4.2 ha for other areas.

Facilities will consist of an 18-hole golf course, a tennis court, and a swimming pool as sports facilities, a shopping arcade of 40 shops, hotel accommodations with 300 rooms and 200 luxury villas. These facilities will be developed by 1996 in Phase II. Plans for this development are being prepared. The development areas and facilities are integrated into the comprehensive program through this study. Coordination is necessary for future study.

FIG. 3-1-11 FACILITY LAYOUT DIAGRAM

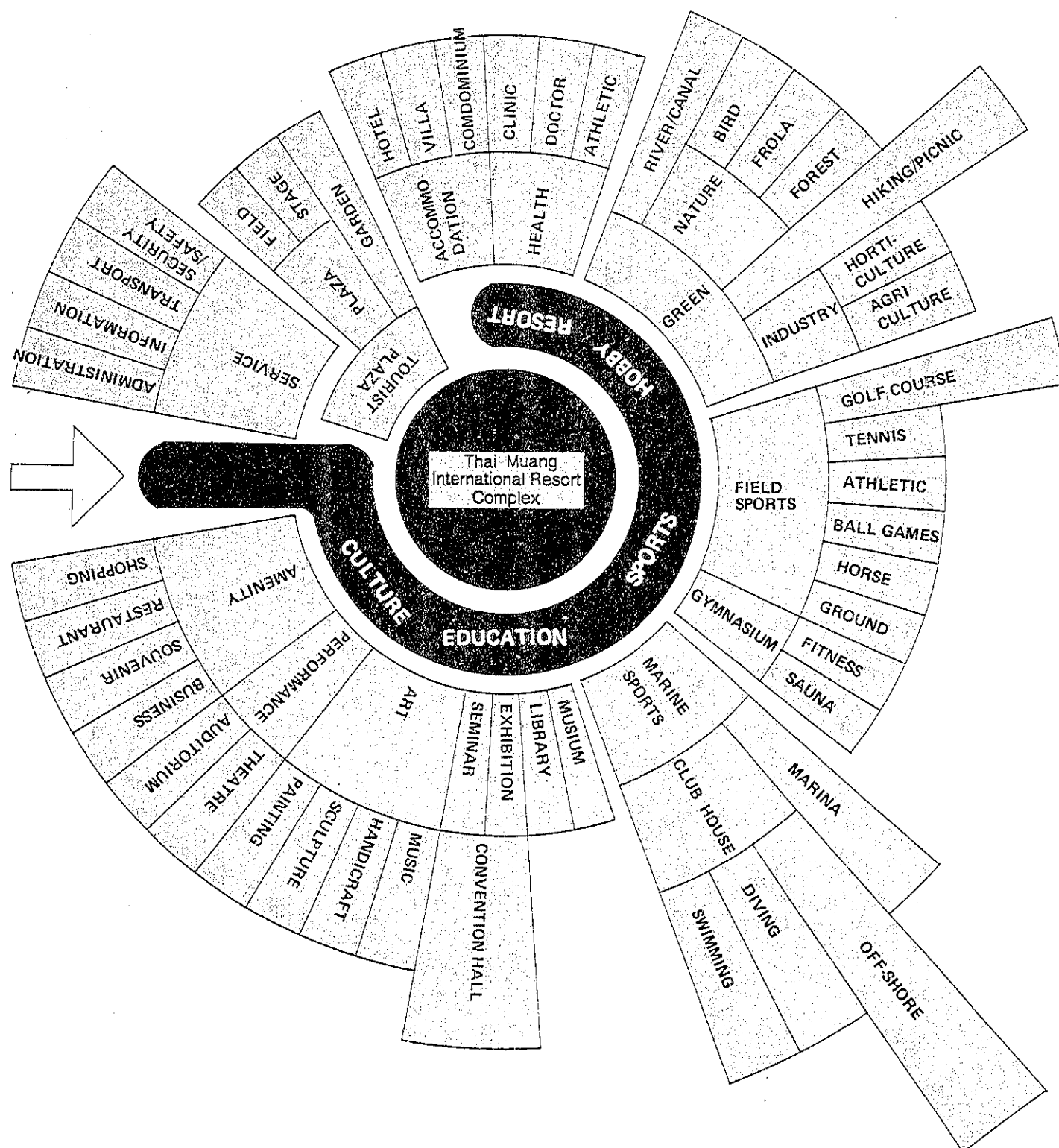
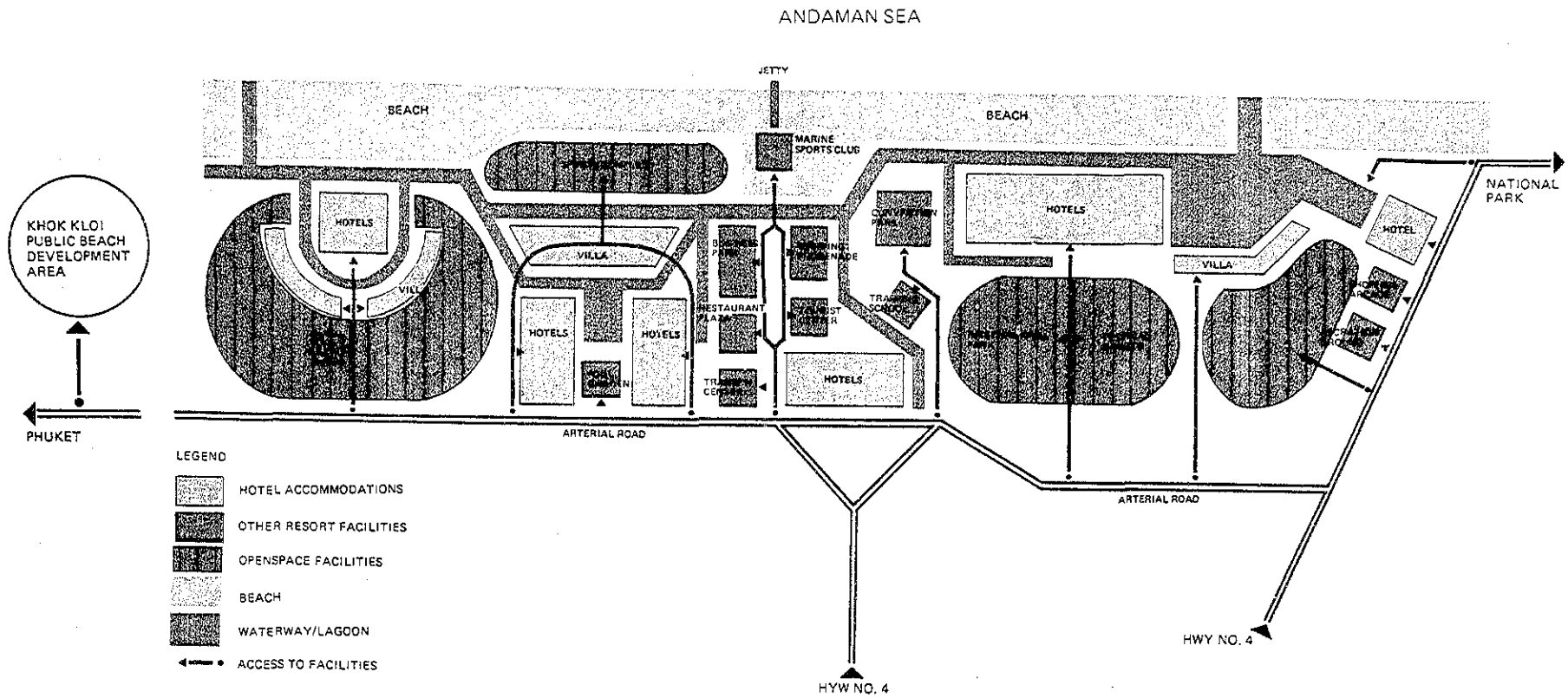


FIG. 3-1-12 THEMED FACILITY DEVELOPMENT IN THAI MUANG



3.1.4 TRANSPORTATION

The road network system is composed of three categories of roads in terms of the design standards, namely, Levels I, II, and III. The level I road with a right-of-way of 30 m wide functions as a backbone of the complex, while the level II road with a right-of-way of 16 m wide is a distribution road having access to major tourism facility. The level III road functions as a local road providing an easy access to every facility for services. A network structure of the whole complex and design standards for these roads are proposed as shown in Figs. 3-1-7 and 3-1-8.

Three major access roads to this resort complex from National Highway No. 4 are planned as shown in Fig. 3-1-8. Out of them, the central one is proposed to be developed as a symbol access with a higher design standard associated with landscaping for creating "Sense of Arrival".

3.1.5 UTILITIES

1) WATER SUPPLY SYSTEM DEVELOPMENT

For this complex development, ultimately, water of about 11,000 cbc. m/day will be required. A complete water supply system including a purification plant and distribution pipelines is recommended to be developed in this large scale resort complex, as shown in Fig. 3-1-5.

A critical problem is the water resource development. RID has identified several locations of potential reservoirs with irrigation purpose in the mountainous areas in the western part of Phang Nga. There is one greatly potential water resource dam site with a capacity of 2.5 million cbc. m per year near this resort project area. This reservoir development is desired to be undertaken along with this resort development. A close coordination with RID is indispensable in order to ensure the water availability. The construction schedule should also be arranged under the coordination.

2) SEWAGE TREATMENT SYSTEM DEVELOPMENT

A centralized sewerage system is strongly recommended to be developed, as shown in Fig. 3-1-6. Any environmental deterioration should be avoided. The tributary capacity is about 8,000 cbc. m/day and the length of the trunk collection pipelines is about 30.4 km.

3) TELE-COMMUNICATION

The required number of tele-communication lines is estimated to be about 400 lines at the final stage. The Thai Muang exchange station is desired to be expanded in number of lines, and the international connection should also function well. This development requires a collaboration with relevant authorities such as MOTC, TOT and CAT. (See Fig. 3-1-7 and -8)

3.1.6 ENVIRONMENTAL/LANDSCAPE PLAN

1) CREATION OF NEW RESORT LANDSCAPE CONCEPT

The proposed new development resort area is rich in resources potential, such as diversified forms of water surface expansion along the coastal line. A landscaping scheme depends fundamentally on the geographical features of existing resources.

The new resort development is intended to create the environment where visitors can feel relaxed. The following are the landscape development concepts for this end.

- a. Creation of a new resort landscape and generation of waterfront amenities, together with the effective utilization and application of the water area as a lagoon.
- b. Establishment of the resort environment full of flowers.
- c. Planting of various shade trees and other plants to create pleasant micro-climatic environment.
- d. Preparation of continuity and variation of the landscape.
- e. Provision of a landscaped access road serving as a tourist gateway to the new resort area.
- f. Establishment of a distinctive sense of arrival and demarcation of each arrival point in the new resort area.
- g. Roadside landscape development for each inner road and local road.

2) MAJOR DESIGN CRITERIA FOR LANDSCAPE DEVELOPMENT

The following major criteria are employed for landscape development design in the light of the natural resources, their potential and the diversified resort activities.

- a. Lagoon and waterfront landscaping
Landscaping of lagoons will be carried out while leaving natural features intact. Solid waterfront access facilities will be developed with bank revetments for boat landing and water transportation at a strategic tourism facility site. The solid waterfront landscaping will provide a terrace form with alcove style wall surroundings, featuring easy access for visitors either on foot or by boat.

Hardy species have a characteristic highly resisting against difficult conditions in the monsoon season. Shade trees and seasonal flowering trees will be well distributed to give the highest amenity for tourists strolling along and resting on the attractive lagoon waterfront.

Existing ground undulations along the lagoon will be fully utilized to emphasize the unity with and sequence from the adjoining beach.

In order to control ground surface erosion and maintain the water quality of the lagoon, it is strategically important to provide green turf and ground cover plants around the lagoon area.
- b. Roadside landscaping
Roadside landscaping for the tourism development area always plays a central part, because it is important in tourism to give visitors a strong positive impression.

Tourist gateways will be landscaped with flowering trees to present a striking contrast to surrounding monotonous scenes of palm and rubber plantations.

Landscaping of the nodal points where tourist gateways meet with inner roads in the new resort area will be furnished to create a sense of arrival demarcation.

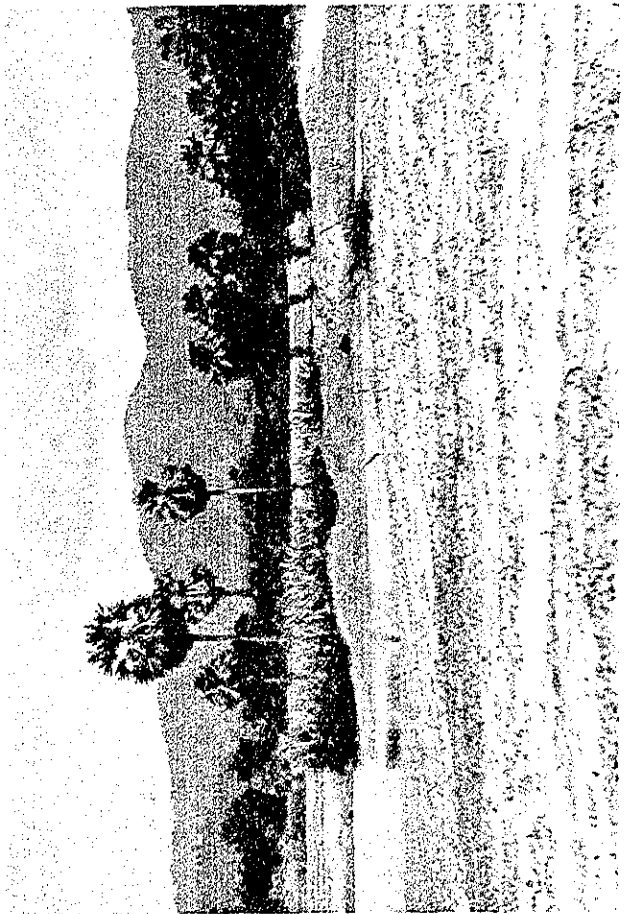
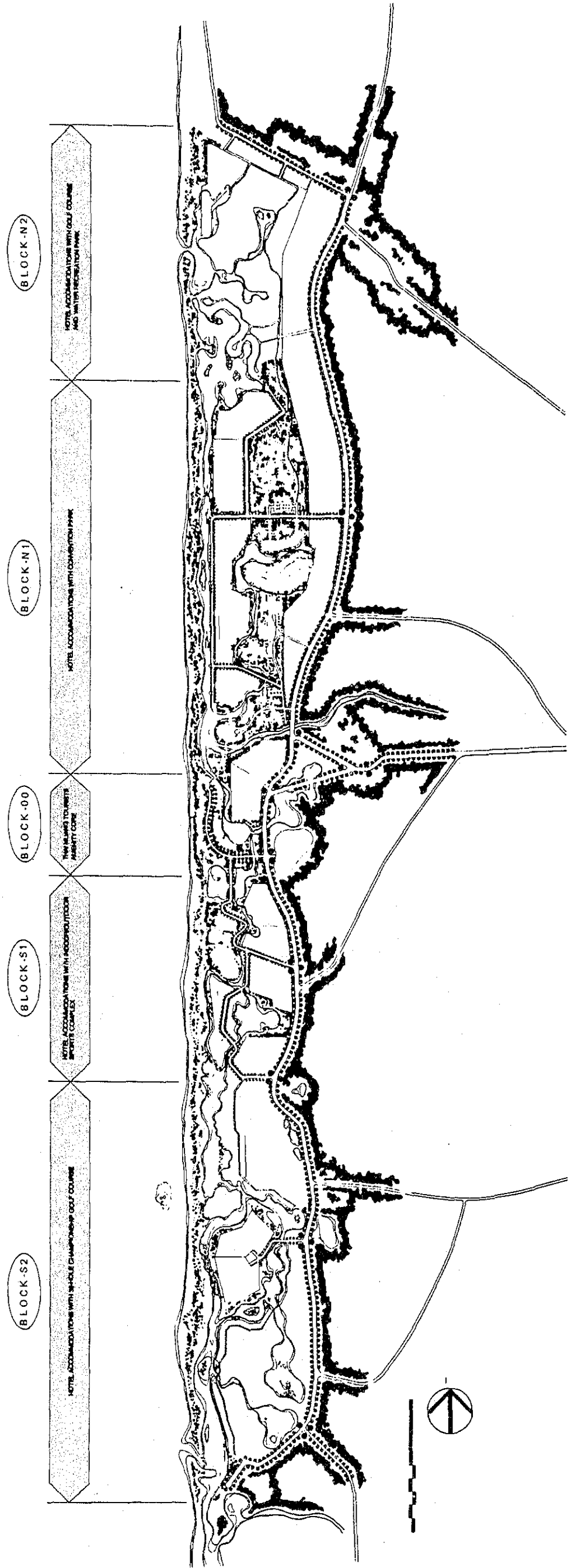
Flowering trees and shrub species will be strategically selected to identify each sense of arrival demarcation, so that each nodal point will present a different appearance to visitors.

A flowering color scheme will be worked out for each inner road with emphasis on the selection of appropriate trees and shrubs as well as ground coverings. Under the color scheme, each road with such colors as white, red, yellow and violet will show which way to go.
- c. Facility landscaping
Landscape planning of tourist facilities is recommended to utilize various types of plants and to enhance the tropical natural attractiveness in connection with facility designs and layout schemes.



Thai Muang Beach

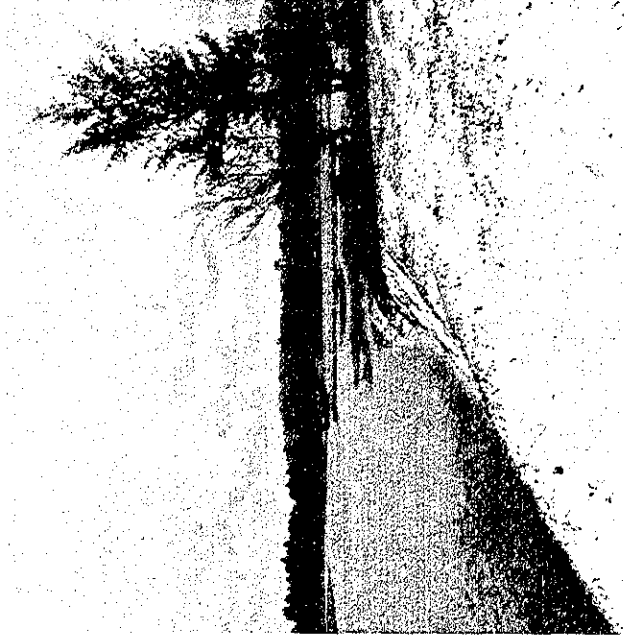
FIG. 3-1-15 LANDSCAPE DEVELOPMENT IN THAI MUANG



Present Condition of the Proposed Development Area



Present Condition of the Proposed Development Area



Present Condition of the Proposed Development Area

LANDSCAPE DEVELOPMENT SCHEME

The Thai Muang international resort development area shall be considered as following the landscaping scheme in cooperation with the five development scheme blocks.

TABLE 3-1-7 LANDSCAPE DEVELOPMENT SCHEME

| GENERAL SCHEME | Block-N2: HOTEL ACCOMMODATION WITH GOLF COURSE AND WATER RECREATION PARK | Block-N1: HOTEL ACCOMMODATION CONVENTION PARK |
|--|--|--|
| <p>Road side area The tourist gate way shall be landscaped with distinctive appearance with rows of flowering trees to identify the was of existence in harmony with the surrounding environs. Nodal points shall be furnished as a sense of arrival demarkations.</p> <p>Colour scheme shall be projected for the easy locational indentification for the tourists and visitors road network system.</p> | <p>Main tourist gateway: Rows of red flowering trees and a variety of coloure shrubs ranged along the way.</p> <p>Tourist gateway: Rows of red flowering trees and white colour based shrubs along the way.</p> <p>Inner road: Rows of red to pink flowering trees and multicoloured shrubs at the road side.</p> <p>Nodal junction: Species characteristic of the plam group planted at junction corners with a lot of ground cover plants.</p> | <p>Tourist gateway: Rows of yellow coloured flowering trees and some coloured shrubs ranged along the way.</p> <p>Inner road: Rows of yellow to white flowering trees and multicoloured shrubs at the road side.</p> <p>Nodal junction: Species Characteristic of the plam group will be planted at junction corners with a lot of ground cover plants.</p> |
| <p>Beach area Supplementry planting of coconut palms to enhance the rich beach environment along with the provision of shade trees at strategic areas to generated natural amenity, with some flowering shurubs added for ther scenic value.</p> | <p>Supplementry planting of coconut plams along the spring tide line, and large crowned shade tree around the pedestrian way.</p> <p>Flowering shrubs and ground cover plants at focal points.</p> | <p>Supplementry planting of coconut palms along the spring tide line, and some large crowned shade trees around the pedestrian way.</p> <p>Flowering shrubs and ground cover plants at focal points.</p> |
| <p>Water area and lagoon An expanded water area and lagoon shall maintained its natural features of the water frontage and margin.</p> <p>Some of the margin shall be developed in solid type revetment with a boat landing and a waterfront access zone for tourist activities and diversifield excursions.</p> | <p>The expanded water area and the lagoon shall be maintained its national features of the bank form with neat conditions.</p> <p>Some of the margin shall be provided the solid revetment for boat landing places at the major facilities for tourist activities and diversifield excursions.</p> | <p>The expanded water area and lagoon shall be maintained their natural features as much as possible.</p> <p>Only some portions of the margin shall be treated for erosion control and to create pleasant conditions at the water margin to facilitate tourist activities and diversifield excursions.</p> <p>The estuary portion of the lagoon shall be treated to control tide fluctuations and water circulation and beach erosion control.</p> |
| <p>Facility area Landscaping of the area shall have a diversifield range of tropical plants of both indigenous and exotic species to create an attractive tropical atmosphere and amenity as well as create pleasant environmental conditions.</p> <p>Patterned street pavings lighting and furniture, and information will be provided signs throughout the pedestrian area.</p> <p>Paths, plazas and facility accesses shall be furnished and distributed at strategic sites and places.</p> <p>The landscaping character of each facility shall be in accordance with prospective activities and suporting environmental conditions.</p> | <p>Landscaping of the convention park and international park is recommended to create attractive and fascinating environmental condicions. A combination of hard and soft landscaping with a high quality urban atomosphere will be expected.</p> <p>Especially, landscaping adjacent to the water front shall create a sympathetic design in relation to the water surface and dramatize the each focal area.</p> <p>For the toropical garden complex, landscape layout and species selection shall be well considered to create a most esthetic garden full of fragrances.</p> | <p>Landscaping of this area is mostly based on natural evenly undulating grass.</p> <p>Some group tree planting to create groves shall be recommended for golf course landscaping.</p> <p>Distinctive flowering trees and shrubs with outstanding plam forms are recommended for this area.</p> |
| <p>Open space This area is mainly distributed along the water area, lagoon, road side and facility development area. Landscaping of this area shall be basically furnished with turf to control surface erosion by runoff and avoid pollution of the water quality of the lagoon and water area.</p> <p>Some planting of trees, palms and shrubs will be in accordance with the harmonizing of adjoining environmental conditions.</p> | <p>Open space along the expanded lagoon shall be pleasantly covered with turf and provided with coconut palms and seasonal flowering trees or shrubs at strategic focal points to maintain sequential continuity.</p> <p>Wider spaces shall be planted with representative silhouette trees to impress visitors at focal points.</p> <p>For places adjacent to the waterfront, access shall be furnished with flowering ground cover plants for joyful amenity creation and security of water margin for the visitors.</p> | <p>Open spaces along the diversifield expanded water area and margin shall be basically covered with grass, and some erosion critical areas shall be carefully landscaped.</p> <p>Single or small groups of well foliaged tree and plams shall be scenically effective along villa and hotel site margins.</p> |

| | Block-00 THAI MUANG TOURIST'S AMENITY CORE | Block-S1: HOTEL ACCOMMODATION INDOOR/OUTDOOR SPORTS COMPLEX | Block-S2: HOTEL ACCOMMODATION 36-HOLE CHAMPIONSHIP GOLF COURSE |
|------------------------------|--|--|--|
| Road side area | <p>Tourist gateway: Rows of white flowering tree and some coloured shrub ranged along the way.</p> <p>Inner road: Rows of white flowering trees and multicoloured shrubs at the road side.</p> <p>Nodal junction: Characteristic species of palm group planted at junction corners with a lot of ground cover plants.</p> | <p>Tourist gateway: Rows of red and pink coloured flowering trees and some coloured shrubs ranged along the way.</p> <p>Inner road: Rows of red to pink flowering trees and multicoloured shrubs at the road side.</p> <p>Nodal junctions: Species characteristic of the palm group planted at junction corner with lots of ground cover plants.</p> | <p>Tourist gateway: Rows of yellow coloured flowering trees and some coloured shrubs ranged along the way.</p> <p>Inner road: Rows of yellow to white flowering trees and multicoloured shrubs at the road side.</p> <p>Nodal junctions: Species characteristic of the palm group will be planted at junction corners with lots of ground cover plants.</p> |
| Beach area | <p>Supplementary planting of coconut palms along the spring tide line, and large crowned shade trees around facilities and pedestrian junction points.</p> <p>Flowering shrubs and ground cover plants at focal places.</p> | <p>Supplementary planting of coconut palms along the spring tide line, and some large crowned shade trees around the pedestrian way.</p> <p>Flowering shrubs and ground cover plants at pedestrian nodal points.</p> | <p>Supplementary planting of coconut palms along the spring tide line, and some large crowned shade trees around the pedestrian way.</p> <p>Flowering shrubs and ground cover plants at focal points.</p> |
| Water area and lagoon | <p>Solid type waterfront revetment and expanded water access and boat landing places shall be provided in harmony with the natural form of the water margin.</p> <p>Bridges for both traffic and pedestrians are to be of the arch type.</p> | <p>The expanded water area and lagoon shall be maintained in their natural state with neat banks.</p> <p>Some portions of the margin shall be provided with solid revetments as boat landing places for major facilities.</p> | <p>The expanded water area and lagoon shall be maintained in their natural features as much as possible.</p> <p>only some portions of the margin shall be treated for erosion control and to create pleasant conditions on the water margin.</p> <p>The estuary portion of the lagoon shall be treated for tide control and periodic water fluctuations and beach erosion control.</p> |
| Facility area | <p>Landscaping of this area is one of the most attractive and fascinating schemes to be proposed, requiring a variety of impressive trees and plants be introduced to create a more urban sense of amenity and environment.</p> <p>Street furniture and information signs are to be concentrated in this area to enhance the amenity core landscaping.</p> <p>Various type of plazas and paving areas shall be introduced in conjunction with each adjacent facility to provide sufficient functional space for projected resort activities.</p> | <p>Landscaping of the sports complex and pool garden shall consist basically of green turf, and some functional places shall be planted with large crowned shade trees for resting and watching the sports, games and other recreational activities.</p> <p>Boundary margin of these facilities site shall be provided with green foliaged trees to create some screening and wind brakes.</p> | <p>Landscaping of this area is mostly natural, based on evenly undulating grass.</p> <p>Some group tree planting to create groves shall be recommended for golf course landscaping. Distinctive flowering trees and shrubs with outstanding plan forms are recommended for this area.</p> |
| Open space | <p>This area has rather limited space for landscaping. Green expanded turf base landscaping with focal group planting of trees and palms shall be more suitable to the environs.</p> <p>A see through view effect shall be essential for the winding water surface scenery of this point.</p> | <p>Open spaces along the narrow winding lagoon shall be covered with turf and provided with coconut palms and seasonal flowering trees or shrubs at strategic focal points.</p> <p>Some of wider spaces shall be planted with representative silhouette trees at vista points.</p> <p>A see through view effect among the trees shall also be considered when selecting plant species.</p> | <p>Open spaces along the diversified water area and margin shall be basically covered with turf, while some erosion critical areas of focal points shall be provided with ground cover plants.</p> <p>A single or small groups of well foliaged trees and palms shall be scenically effective along villa and hotel site margins.</p> |

Development Image

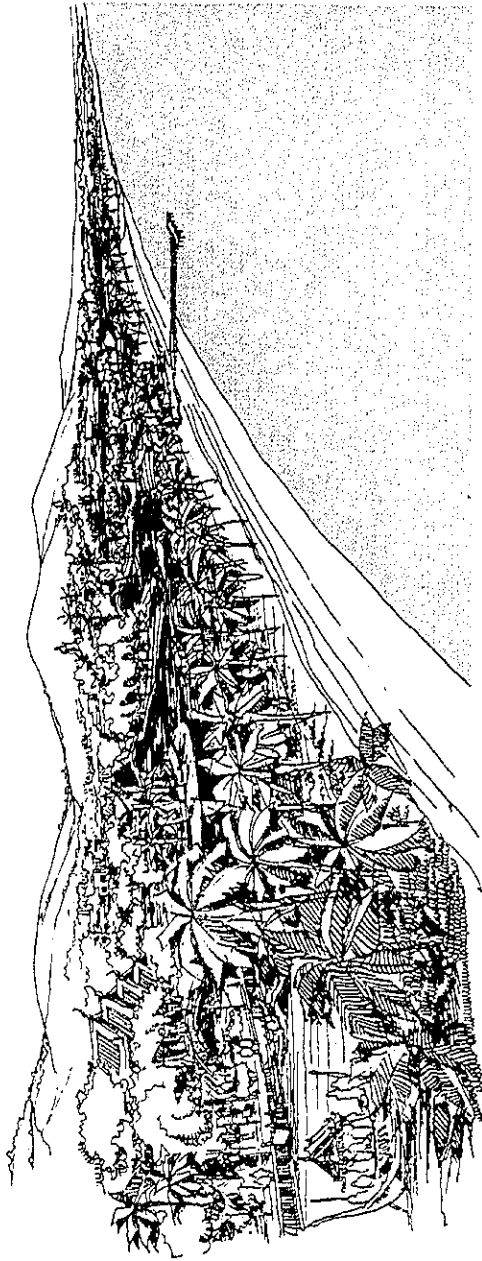
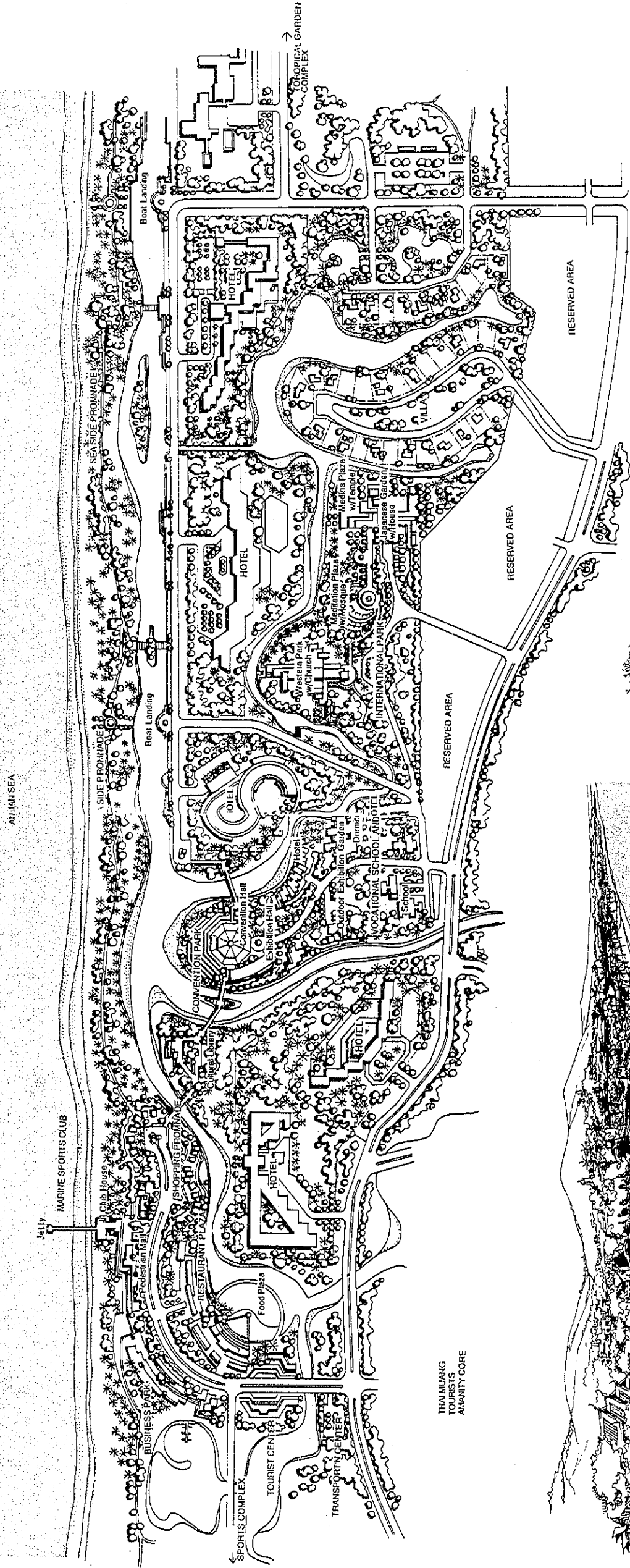


TABLE 3-1-8 THAI MUANG INTERNATIONAL RESORT PROJECT DEVELOPMENT PROGRAM

| LAND USE TABLE | | | | FACILITIES DEVELOPMENT SCHEDULE | | | |
|--------------------|-----------|-----------|-----------|---------------------------------|----------|-----------|-------|
| | PHASE-II | PHASE-III | TOTAL | ACCOMMODATIONS | PHASE-II | PHASE-III | TOTAL |
| DEVELOPMENT AREA | 2,284,300 | 5,084,100 | 7,368,400 | HIGH CLASS (rooms) | 1,460 | 3,008 | 4,468 |
| ACCOMMODATION AREA | 433,500 | 1,354,500 | 1,788,000 | LOW CLASS (rooms) | 0 | 0 | 0 |
| FACILITIES AREA | 1,098,100 | 1,490,300 | 2,588,400 | OTHERS (units) | 200 | 296 | 496 |
| OPENSAPCE(LAND) | 146,100 | 645,100 | 791,200 | TOTAL (rooms/units) | 1,660 | 3,304 | 4,964 |
| OPENSAPCE(WATER) | 260,000 | 654,000 | 914,000 | | | | |
| UTILITIES AREA | 0 | 0 | 0 | FACILITIES | | | |
| ROAD AREA | 108,600 | 229,200 | 337,800 | BLOCK-N2 | XXXX | - | XXXX |
| BEACH | 238,000 | 711,000 | 949,000 | BLOCK-N1 | X | XXX | XXXX |
| RESERVED AREA | 851,600 | 0 | 851,600 | BLOCK-00 | X | XXX | XXXX |
| PLANNED AREA | 3,135,900 | 5,084,100 | 8,215,504 | BLOCK-S1 | - | XXXX | XXXX |
| | | | | BLOCK-S2 | - | XXXX | XXXX |

| COST TABLE | | | | | | | | |
|-----------------------------|-------------------|-----------------|----------------|-------------------|------------------|-------------------|-----------------|---------|
| PROJECT NO. & NAME | UNIT | SITE AREA(SQ.M) | FL. AREA(SQ.M) | UNIT COST(B/SQ.M) | BUILDING COST(B) | LANDSCAPE COST(B) | PROJECT COST(B) | REMARK: |
| 100 ACCOMMODATIONS | | 1,613,000 | 429,380 | - | 4,755,760,000 | 709,953,000 | 6,066,941,430 | |
| 110 HIGH CLASS | 4,468 rooms | 1,117,000 | 379,760 | 1,020,000 B/room | 4,557,360,000 | 613,233,000 | 5,739,358,230 | 1 |
| 120 LOW CLASS | 0 rooms | 0 | 0 | 450,000 B/room | 0 | 0 | 0 | 2 |
| 130 OTHERS | 496 units | 496,000 | 49,600 | 400,000 B/unit | 198,400,000 | 96,720,000 | 327,583,200 | 3 |
| 200 INFRASTRUCTURE | | | | | | | 798,070,000 | |
| 210 WATER SUPPLY | | | | | | | 225,300,000 | |
| 220 SEWAGE TREATMENT | | | | | | | 68,700,000 | |
| 230 ROAD | | | | | | | 86,460,000 | |
| 231 Regional Network | 14.5 km | | | 2,500,000 B/km | | | 36,250,000 | |
| 232 Access to Facilities | 11.2 km | | | 2,000,000 B/km | | | 22,400,000 | |
| 233 Service Road | 11.5 km | | | 1,500,000 B/km | | | 17,250,000 | |
| 234 Pedestrian | 13.2 km | | | 800,000 B/km | | | 10,560,000 | |
| 240 WATER TRANSPORT | | | | | | | 25,000,000 | |
| 250 ENVIRONMENT | | | | | | | 380,000,000 | |
| 270 ELECTRICITY | | | | | | | 467,582,000 | |
| 280 SOLID WASTE DISPOSAL | | | | | | | 12,610,000 | |
| 300 FACILITIES/LANDSCAPE | | 4,289,104 | 22,879 | - | 213,711,500 | 968,278,267 | 1,583,815,361 | |
| BLOCK-N2 | | 886,400 | 0 | - | 0 | 0 | 165,000,000 | |
| 311 Golf Course | 18-hole, 1 course | 672,000 | - | - | - | - | 130,000,000 | |
| 312 Water Recre. Park | | 192,000 | - | - | - | - | 20,000,000 | |
| 314 Recreational Ground | | 16,000 | 0 | 0 | 0 | 0 | 0 | |
| 313 Shopping Arcade | | 6,400 | - | - | - | - | 15,000,000 | |
| 320 Openspace | | 0 | - | - | - | - | 0 | |
| BLOCK-N1 | | 963,200 | 21,925 | - | 132,375,000 | 68,031,667 | 302,841,400 | |
| 311 Convention Park | | 42,500 | 10,250 | - | 51,250,000 | 20,400,000 | 79,531,500 | |
| 312 Vocational School | | 29,800 | 9,725 | - | 72,075,000 | 10,411,667 | 91,560,200 | |
| 313 International Park | | 20,000 | 1,950 | - | 9,050,000 | 7,220,000 | 18,059,700 | |
| 314 Tropical Garden Complex | | 50,000 | 0 | - | 0 | 30,000,000 | 0 | |
| 320 Openspace | | 820,900 | 0 | - | 0 | 0 | 113,690,000 | |
| BLOCK-00 | | 128,604 | 4,851 | - | 25,271,000 | 27,567,600 | 69,480,846 | |
| 311 Tourist Center | | 11,300 | 325 | - | 1,025,000 | 4,420,000 | 6,043,950 | |
| 312 Business Park | | 3,704 | 926 | - | 3,442,000 | 1,111,200 | 5,054,052 | |
| 313 Shopping Promnade | | 25,200 | 1,300 | - | 5,700,000 | 9,560,000 | 16,938,600 | |
| 314 Restaurant Plaza | | 14,200 | 2,300 | - | 10,850,000 | 5,760,000 | 18,437,100 | |
| 315 Marine Sports Club | | 2,400 | 600 | 4,500 | 2,700,000 | 720,000 | 3,796,200 | |
| 316 Transportation Center | | 11,500 | 518 | - | 1,554,000 | 5,996,400 | 8,380,944 | |
| 320 Openspace | | 60,300 | 0 | - | 0 | 0 | 10,830,000 | |
| BLOCK-S1 | | 338,300 | 9,550 | - | 31,887,500 | 17,695,000 | 96,176,575 | |
| 311 Sports Complex | | 54,300 | 6,275 | - | 15,900,000 | 13,865,000 | 33,039,150 | |
| 312 Pool Garden | | 16,600 | 3,275 | - | 15,987,500 | 3,830,000 | 21,997,425 | |
| 320 Openspace | | 267,400 | 0 | - | 0 | 0 | 41,140,000 | |
| BLOCK-S2 | | 1,972,600 | 7,960 | - | 47,895,000 | 854,984,000 | 1,024,495,690 | |
| 311 Golf Course | 36-hole, 1 course | 1,400,040 | 4,000 | - | 30,000,000 | 850,024,000 | 976,826,640 | |
| 312 Villa Plaza | | 15,960 | 3,960 | - | 17,895,000 | 4,960,000 | 25,369,050 | |
| 320 Openspace | | 556,600 | 0 | - | 0 | 0 | 22,300,000 | |
| GRAND TOTAL | | | | | | | 8,448,826,791 | |

TABLE 3-1-9 BLOCK-N2 DEVELOPMENT PROGRAM

LAND USE TABLE

| | PHASE-II | PHASE-III | TOTAL |
|--------------------|-----------|-----------|-----------|
| DEVELOPMENT AREA | 1,330,400 | 0 | 1,330,400 |
| ACCOMMODATION AREA | 258,000 | 0 | 258,000 |
| FACILITIES AREA | 888,400 | 0 | 888,400 |
| OPENSAPCE(Land) | 0 | 0 | 0 |
| OPENSAPCE(Water) | 0 | 0 | 0 |
| UTILITIES AREA | 0 | 0 | 0 |
| ROAD AREA | 57,500 | 0 | 57,500 |
| BEACH | 130,500 | 0 | 130,500 |
| RESERVED AREA | 189,600 | 0 | 189,600 |
| PLANNED AREA | 1,520,000 | 0 | 1,520,000 |

FACILITIES DEVELOPMENT SCHEDULE

| ACCOMMODATIONS | PHASE-II | PHASE-III | TOTAL |
|---------------------|----------|-----------|-------|
| HIGH CLASS (rooms) | 300 | 0 | 300 |
| LOW CLASS (rooms) | 0 | 0 | 0 |
| OTHERS (units) | 200 | 0 | 200 |
| TOTAL (rooms/units) | 500 | 0 | 500 |
| OTHER FACILITIES | | | |
| 311 | XXXX | - | XXXX |
| 312 | XXXX | - | XXXX |
| 313 | XXXX | - | XXXX |
| 314 | XXXX | - | XXXX |

COST TABLE

| PROJECT NO. AND NAME | UNIT | SITE AREA(SQ.M) | FL. AREA(SQ.M) | UNIT COST(B/SQ.M) | BUILDING COST(B) | LANDSCAPE COST(B) | PROJECT COST(B) | REMARK |
|--------------------------|---------------------|-----------------|----------------|-------------------|------------------|-------------------|-----------------|---|
| 100 ACCOMMODATIONS | | 258,000 | 0 | - | - | - | 710,000,000 | |
| 110 HIGH CLASS | 300 rooms | 48,000 | - | - | - | - | 270,000,000 | incl. landscape cost |
| 120 LOW CLASS | 0 rooms | 0 | - | - | - | - | 0 | |
| 130 OTHERS | 200 units | 208,000 | - | - | - | - | 440,000,000 | incl. landscape and land acquisition costs |
| 300 FACILITIES/LANDSCAPE | | 888,400 | - | - | - | - | 165,000,000 | |
| 311 GOLF COURSE | 18-hole, club house | 672,000 | - | - | - | - | 130,000,000 | |
| 312 WATER RECR. PARK | | 192,000 | - | - | - | - | 20,000,000 | |
| 313 RECREATIONAL GROUND | | 16,000 | - | - | - | - | 0 | |
| 314 SHOPPING ARCADE | 40 shops | 8,400 | - | - | - | - | 15,000,000 | |
| 320 OPENSAPCE | | 0 | - | - | - | - | 0 | |
| Land | | | | | | | | |
| Water | | | | | | | | |
| SUBTOTAL(FAC+OPEN) | | 888,400 | - | - | - | - | 165,000,000 | |
| SUBTOTAL(FAC+OPEN+ACOM) | | 1,142,400 | - | - | - | - | 875,000,000 | |

TABLE 3-1-10 BLOCK-N1 DEVELOPMENT PROGRAM

LAND USE TABLE

| | PHASE-II | PHASE-III | TOTAL |
|--------------------|-----------|-----------|-----------|
| DEVELOPMENT AREA | 781,400 | 1,016,600 | 1,808,000 |
| ACCOMMODATION AREA | 177,500 | 323,500 | 501,000 |
| FACILITIES AREA | 142,300 | 0 | 142,300 |
| OPENSAPCE(Land) | 138,300 | 368,800 | 504,900 |
| OPENSAPCE(Water) | 221,600 | 94,400 | 318,000 |
| UTILITIES AREA | 0 | 0 | 0 |
| ROAD AREA | 30,700 | 94,600 | 125,300 |
| BEACH | 83,000 | 135,500 | 218,500 |
| RESERVED AREA | 602,000 | 0 | 602,000 |
| PLANNED AREA | 1,393,400 | 1,016,600 | 2,410,000 |

FACILITIES DEVELOPMENT SCHEDULE

| ACCOMMODATIONS | PHASE-II | PHASE-III | TOTAL |
|---------------------|----------|-----------|-------|
| HIGH CLASS (rooms) | 1,160 | 844 | 2,004 |
| LOW CLASS (rooms) | 0 | 0 | 0 |
| OTHERS (units) | 0 | 0 | 0 |
| TOTAL (rooms/units) | 1,160 | 844 | 2,004 |
| OTHER FACILITIES | | | |
| 311 | XX | XX | XXXX |
| 312 | XXX | X | XXXX |
| 313 | X | XXX | XXXX |

COST TABLE

| PROJECT NO. & NAME | UNIT | SITE AREA(SQ.M) | FL. AREA(SQ.M) | UNIT COST(B/SQ.M) | BUILDING COST(B) | LANDSCAPE COST(B) | PROJECT COST(B) | REMARK |
|-----------------------------|-------------|-----------------|----------------|-------------------|------------------|-------------------|-----------------|--------|
| 100 ACCOMMODATIONS | | 501,000 | 170,340 | - | 2,044,080,000 | 275,049,000 | 0 | |
| 110 HIGH CLASS | 2,004 rooms | 501,000 | 170,340 | 1,020,000 B/room | 2,044,080,000 | 275,049,000 | 0 | 1 |
| 120 LOW CLASS | 0 rooms | 0 | 0 | 450,000 B/room | 0 | 0 | 0 | 2 |
| 130 OTHERS | 0 rooms | 0 | 0 | 400,000 B/unit | 0 | 0 | 0 | 3 |
| 300 FACILITIES/LANDSCAPE | | 142,300 | 21,925 | - | 132,375,000 | 68,031,667 | 189,151,400 | |
| 311 CONVENTION PARK | | 42,500 | 10,250 | - | 51,250,000 | 20,400,000 | 79,531,500 | |
| Convention Hall | 2,000 seats | 28,000 | 7,000 | 5,000 | 35,000,000 | 14,000,000 | 54,390,000 | 1 |
| Exhibition Hall | | 11,000 | 2,750 | 5,000 | 13,750,000 | 5,500,000 | 21,387,500 | 1 |
| Cultural Library | | 2,000 | 500 | 5,000 | 2,500,000 | 300,000 | 3,108,000 | 3 |
| Outdoor Exhibition Garden | | 1,500 | 0 | - | 0 | 600,000 | 666,000 | 2 |
| 312 VOCATIONAL SCHOOL | | 29,800 | 9,725 | - | 72,075,000 | 10,411,667 | 91,560,200 | |
| Vocational School | 12 classes | 9,000 | 4,525 | 3,000 | 13,575,000 | 2,695,000 | 18,059,700 | 2 |
| Vocational Hotel | 50 rooms | 10,800 | 2,700 | 1,020,000 | 51,000,000 | 4,050,000 | 61,105,500 | 2 |
| Dormitory | 100 units | 10,000 | 2,500 | 3,000 | 7,500,000 | 3,666,667 | 12,395,000 | 2 |
| 313 INTERNATIONAL PARK | | 20,000 | 1,850 | - | 9,050,000 | 7,220,000 | 18,059,700 | |
| Meditation Plaza w/Temple | | 6,250 | 625 | 6,000 | 3,750,000 | 2,250,000 | 6,660,000 | 2 |
| Western Park w/Church | | 8,000 | 800 | 4,000 | 3,200,000 | 2,880,000 | 6,748,800 | 2 |
| Medina Plaza w/Mosque | | 3,250 | 325 | 4,000 | 1,300,000 | 1,170,000 | 2,741,700 | 2 |
| Japanese Garden w/House | | 2,500 | 200 | 4,000 | 800,000 | 920,000 | 1,909,200 | 2 |
| 314 TROPICAL GARDEN COMPLEX | | 50,000 | 0 | - | 0 | 30,000,000 | 0 | 1 |
| 320 OPENSAPCE | | 820,900 | 0 | - | 0 | 0 | 113,690,000 | |
| Land | | 504,900 | 0 | 100 B/sq.m | - | - | 50,490,000 | |
| Water | | 316,000 | 0 | 200 B/sq.m | - | - | 63,200,000 | |
| SUBTOTAL(FAC+OPEN) | | 983,200 | 21,925 | - | 132,375,000 | 68,031,667 | 302,841,400 | |
| SUBTOTAL(FAC+OPEN+ACOM) | | 1,464,200 | 192,265 | - | 2,176,455,000 | 343,080,667 | 302,841,400 | |

TABLE 3-1-11 BLOCK-00 DEVELOPMENT PROGRAM

LANDUSE TABLE

| | PHASE II | PHASE III | TOTAL |
|--------------------|----------|-----------|---------|
| DEVELOPMENT AREA | 182,500 | 47,500 | 205,504 |
| ACCOMMODATION AREA | 0 | 0 | 0 |
| FACILITIES AREA | 68,400 | 3,400 | 68,304 |
| OPEN SPACE(Land) | 9,800 | 2,500 | 12,300 |
| OPEN SPACE(Water) | 38,400 | 9,600 | 48,000 |
| UTILITIES AREA | 0 | 0 | 0 |
| ROAD AREA | 20,400 | 12,000 | 32,400 |
| BEACH | 24,500 | 20,000 | 44,500 |
| RESERVED AREA | 60,000 | 0 | 60,000 |
| TOTAL AREA | 222,500 | 47,500 | 265,504 |

FACILITIES DEVELOPMENT SCHEDULE

| ACCOMMODATION | PHASE II | PHASE III | TOTAL |
|-------------------------|----------|-----------|-------|
| HIGH CLASS (rooms) | 0 | 0 | 0 |
| LOW CLASS (rooms) | 0 | 0 | 0 |
| OTHERS (units) | 0 | 0 | 0 |
| TOTAL (rooms/units) | 0 | 0 | 0 |
| OTHER FACILITIES | | | |
| 311 | XX | XX | XXXX |
| 312 | - | XXXX | XXXX |
| 313 | X | XXX | XXXX |
| 314 | X | XXX | XXXX |
| 315 | X | XXX | XXXX |
| 316 | XX | XX | XXXX |

COST TABLE

| NO. AND NAME | UNIT | SITE AREA(SQ. M) | FLOOR AREA(SQ.M) | UNIT COST(B/SQ.M) | BUILDING COST(B) | LANDSCAPE COST(B) | PROJECT COST(B) | REMARK |
|--------------------------|------|------------------|------------------|-------------------|------------------|-------------------|-----------------|--------|
| 100 ACCOMMODATION | | 0 | 0 | - | 0 | 0 | 0 | |
| 110 HIGH CLASS (rms) | 0 | 0 | 0 | 1,020,000 B/room | 0 | 0 | 0 | |
| 120 LOW CLASS(rms) | 0 | 0 | 0 | 450,000 B/room | 0 | 0 | 0 | |
| 130 OTHERS(units) | 0 | 0 | 0 | 400,000 B/sq.m | 0 | 0 | 0 | |
| 300 FACILITIES/LANDSCAPE | | 68,304 | 5,969 | - | 25,271,000 | 27,587,600 | 58,650,846 | |
| 311 TOURIST CENTER | | 11,300 | 325 | - | 1,025,000 | 4,420,000 | 6,043,950 | |
| Information Office | | 400 | 100 | 4,000 | 400,000 | 120,000 | 577,200 | 2 |
| Administration Office | | 400 | 100 | 4,000 | 400,000 | 120,000 | 577,200 | 2 |
| Police Station | | 300 | 75 | 3,000 | 225,000 | 90,000 | 349,650 | 2 |
| Health Service Center | | 200 | 50 | 5,000 | 0 | 90,000 | 99,900 | 1 |
| Tourist Plaza | | 10,000 | 0 | - | 0 | 4,000,000 | 4,440,000 | 2 |
| 312 BUSINESS PARK | | 3,704 | 926 | - | 3,442,000 | 1,111,200 | 5,054,052 | |
| Banks/Insurance Offices | | 400 | 100 | 4,500 | 450,000 | 120,000 | 632,700 | 2 |
| Post Office | | 200 | 50 | 5,000 | 250,000 | 60,000 | 344,100 | 2 |
| Day Care Center | | 600 | 200 | 3,000 | 150,000 | 240,000 | 432,900 | 2 |
| Retail Shops | | 2,000 | 500 | 4,500 | 2,250,000 | 600,000 | 3,163,500 | 2 |
| Travel Agents | | 304 | 78 | 4,500 | 342,000 | 91,200 | 480,852 | 2 |
| 313 SHOPPING PROMNADE | | 25,200 | 1,300 | - | 5,700,000 | 9,560,000 | 16,938,600 | |
| Souvenir Shops | | 800 | 200 | 4,000 | 800,000 | 240,000 | 1,154,400 | 2 |
| Boutique/Barber Shops | | 400 | 100 | 4,000 | 400,000 | 120,000 | 577,200 | 2 |
| International Market | | 4,000 | 1,000 | 4,500 | 4,500,000 | 1,200,000 | 8,327,000 | 2 |
| Pedestrian Mall | | 20,000 | 0 | 0 | 0 | 8,000,000 | 8,880,000 | 2 |
| 314 RESTAURANT PLAZA | | 14,200 | 2,300 | - | 10,850,000 | 5,760,000 | 18,437,100 | |
| World Cuisine Restaurant | | 4,000 | 1,000 | 5,000 | 5,000,000 | 1,200,000 | 8,882,000 | 2 |
| Bars/Beer Hall/Snacks | | 1,600 | 400 | 4,500 | 1,800,000 | 480,000 | 2,530,800 | 2 |
| Coffee Shops | | 800 | 200 | 4,500 | 900,000 | 240,000 | 1,265,400 | 2 |
| Restaurants | | 2,800 | 700 | 4,500 | 3,150,000 | 840,000 | 4,428,900 | 2 |
| Food Plaza | | 5,000 | 0 | 0 | 0 | 3,000,000 | 3,330,000 | 1 |
| 315 MARINE SPORTS CLUB | | 2,400 | 600 | 4,500 | 2,700,000 | 720,000 | 3,798,200 | 2 |
| 316 TRANSPORTN CENTER | | 11,500 | 518 | - | 1,554,000 | 5,998,400 | 8,380,944 | |
| Bus Terminal/Car Parking | | 9,500 | 0 | - | 0 | 5,700,000 | 6,327,000 | 1 |
| Information Office | | 800 | 318 | 3,000 | 954,000 | 98,400 | 1,165,844 | 3 |
| Service Station | | 1,200 | 200 | 3,000 | 600,000 | 200,000 | 888,000 | 3 |
| 320 OPENSACE | | 60,300 | 0 | - | 0 | 0 | 10,830,000 | |
| Land | | 12,300 | 0 | 100 B/sq.m | 0 | 0 | 1,230,000 | |
| Water Surface | | 48,000 | 0 | 200 B/sq.m | 0 | 0 | 8,800,000 | |
| SUB TOTAL(FAC+OPEN) | | 128,604 | 5,969 | - | 25,271,000 | 27,587,600 | 69,480,846 | |
| SUB TOTAL(FAC+OPEN+ACOM) | | 128,604 | 5,969 | - | 25,271,000 | 27,587,600 | 69,480,846 | |

TABLE 3-1-12 BLOCK-S1 DEVELOPMENT PROGRAM

LANDUSE TABLE

| | PHASE II | PHASE III | TOTAL |
|--------------------|----------|-----------|-----------|
| DEVELOPMENT AREA | 0 | 1,120,000 | 1,120,000 |
| ACCOMMODATION AREA | 0 | 537,000 | 537,000 |
| FACILITIES AREA | 0 | 70,900 | 70,900 |
| OPEN SPACE(LAND) | 0 | 123,400 | 123,400 |
| OPEN SPACE(WATER) | 0 | 144,000 | 144,000 |
| UTILITIES AREA | 0 | 0 | 0 |
| ROAD AREA | 0 | 60,200 | 60,200 |
| BEACH | 0 | 184,500 | 184,500 |
| RESERVED AREA | 0 | 0 | 0 |
| TOTAL AREA | 0 | 1,120,000 | 1,120,000 |

FACILITIES DEVELOPMENT SCHEDULE

| ACCOMMODATIONS | PHASE II | PHASE III | TOTAL |
|--------------------|----------|-----------|-------|
| HIGH CLASS (rooms) | 0 | 1,372 | 1,372 |
| LOW CLASS (rooms) | 0 | 0 | 0 |
| OTHERS (units) | 0 | 194 | 194 |
| TOTAL | 0 | 1,566 | 1,566 |
| OTHER FACILITIES | | | |
| 311 | - | XXXX | XXXX |
| 312 | - | XXXX | XXXX |

COST TABLE

| PROJECT NO. AND NAME | UNIT | SITE AREA(SQ. M) | FLOOR AREA(SQ.M) | UNIT COST(B/SQ.M) | BUILDING COST(B) | LANDSCAPE COST(B) | PROJECT COST(B) | REMARK |
|--------------------------|------------|------------------|------------------|-------------------|------------------|-------------------|-----------------|-------------------|
| 100 ACCOMMODATION | | 537,000 | 136,020 | - | 1,477,040,000 | 223,227,000 | 1,887,298,370 | |
| 110 HIGH CLASS | 1372 rooms | 343,000 | 116,820 | 1,020,000 B/room | 1,399,440,000 | 188,307,000 | 1,792,399,170 | 1 |
| 120 LOW CLASS | 0 rooms | 0 | 0 | 450,000 B/room | 0 | 0 | 0 | 2 |
| 130 OTHERS | 194 units | 194,000 | 19,400 | 400,000 B/unit | 77,600,000 | 34,920,000 | 124,897,200 | 3 |
| 300 FACILITIES/LANDSCAPE | | 70,900 | 9,550 | - | 31,887,500 | 17,695,000 | 55,036,575 | |
| 311 SPORTS COMPLEX | | 54,300 | 8,275 | - | 15,900,000 | 13,865,000 | 33,039,150 | |
| Club House | | 3,600 | 900 | 4,000 | 3,600,000 | 1,080,000 | 5,194,800 | 2 |
| Tennis Village | 6 courts | 1,200 | 300 | 4,500 | 1,350,000 | 380,000 | 1,898,100 | 600,000 B/court 2 |
| Gymnasium | | 12,300 | 3,200 | 1,000 | 3,200,000 | 3,840,000 | 7,814,400 | 2 |
| Indoor Swimming Pool | | 4,000 | 1,000 | 5,000 | 5,000,000 | 1,800,000 | 7,548,000 | 1 |
| Fitness Center | | 1,400 | 350 | 5,000 | 1,750,000 | 630,000 | 2,641,800 | 1 |
| Horse Back Riding | | 1,100 | 275 | 1,000 | 275,000 | 165,000 | 488,400 | 3 |
| Multi-purpose Open Space | | 20,000 | 0 | 500 | 0 | 4,000,000 | 4,440,000 | 3 |
| Renta-cycle Shop | | 200 | 50 | 4,500 | 225,000 | 30,000 | 283,050 | 3 |
| Jogging Park | | 10,000 | 200 | 2,500 | 500,000 | 1,960,000 | 2,730,600 | 3 |
| 312 POOL GARDEN | | 16,800 | 3,275 | - | 15,987,500 | 3,830,000 | 21,897,425 | |
| Swimming Pools | | 5,000 | 375 | 4,500 | 1,687,500 | 1,850,000 | 3,926,625 | 2 |
| Restaurants/Cafe/Bar | | 1,600 | 400 | 4,500 | 1,800,000 | 480,000 | 2,530,800 | 2 |
| Game House/Bowling Alley | | 10,000 | 2,500 | 5,000 | 12,500,000 | 1,500,000 | 15,540,000 | 3 |
| 320 OPENSACE | | 267,400 | 0 | - | 0 | 0 | 41,140,000 | |
| Land | | 123,400 | 0 | 100 B/sq.m | 0 | 0 | 12,340,000 | |
| Water Surface | | 144,000 | 0 | 200 B/sq.m | 0 | 0 | 28,800,000 | |
| SUB TOTAL(FAC+OPEN) | | 338,300 | 9,550 | - | 31,887,500 | 17,695,000 | 96,176,575 | |
| SUB TOTAL(FAC+OPEN+ACOM) | | 875,300 | 145,570 | - | 1,508,927,500 | 240,922,000 | 1,983,472,945 | |

TABLE 3-1-13 BLOCK-S2 DEVELOPMENT PROGRAM

LANDUSE TABLE

| | PHASE II | PHASE III | TOTAL |
|--------------------|----------|-----------|-----------|
| DEVELOPMENT AREA | 0 | 2,900,000 | 2,900,000 |
| ACCOMMODATION AREA | 0 | 494,000 | 494,000 |
| FACILITIES AREA | 0 | 1,416,000 | 1,416,000 |
| OPEN SPACE(Land) | 0 | 150,600 | 150,600 |
| OPEN SPACE(Water) | 0 | 406,000 | 406,000 |
| UTILITIES AREA | 0 | 0 | 0 |
| ROAD AREA | 0 | 62,400 | 62,400 |
| BEACH | 0 | 371,000 | 371,000 |
| RESERVED AREA | 0 | 0 | 0 |
| TOTAL AREA | 0 | 2,900,000 | 2,900,000 |

FACILITIES DEVELOPMENT SCHEDULE

| ACCOMMODATIONS | PHASE II | PHASE III | TOTAL |
|---------------------|----------|-----------|-------|
| HIGH CLASS (rooms) | 0 | 792 | 792 |
| LOW CLASS (rooms) | 0 | 0 | 0 |
| OTHERS (units) | 0 | 298 | 298 |
| TOTAL (rooms/units) | 0 | 1,088 | 1,088 |
| OTHER FACILITIES | | | |
| 311 | - | XXXX | XXXX |
| 312 | - | XXXX | XXXX |

COST TABLE

| PROJECT NO. & NAME | UNIT | SITE AREA(SQ. M) | FLOOR AREA(SQ.M) | UNIT COST(B/SQ.M) | BUILDING COST(B) | LANDSCAPE COST(B) | PROJECT COST(B) | REMARK |
|--------------------------|-----------|------------------|------------------|-------------------|------------------|-------------------|-----------------|--------|
| 100 ACCOMMODATION | | 494,000 | 96,920 | - | 926,240,000 | 161,982,000 | 1,207,926,420 | |
| 110 HIGH CLASS (rms) | 792 rooms | 198,000 | 67,320 | 1,020,000 B/room | 807,340,000 | 106,702,000 | 1,017,381,920 | 1 |
| 120 LOW CLASS(rms) | 0 rooms | 0 | 0 | 450,000 B/room | 0 | 0 | 0 | 2 |
| 130 OTHERS(units) | 298 units | 298,000 | 29,600 | 400,000 B/unit | 118,400,000 | 53,280,000 | 190,584,800 | 3 |
| 300 FACILITIES/LANDSCAPE | | 1,416,000 | 7,960 | - | 47,895,000 | 838,784,000 | 984,213,680 | |
| 311 GOLF COURSE | | 1,400,040 | 4,000 | - | 30,000,000 | 833,824,000 | 958,844,640 | |
| Golf Course | 36-hole | 1,368,040 | 0 | 0 | 0 | 820,824,000 | 911,114,640 | 1 |
| Club House | | 12,000 | 3,000 | 8,000 | 24,000,000 | 5,400,000 | 32,834,000 | 1 |
| Swimming Pools | | 20,000 | 1,000 | 6,000 | 6,000,000 | 7,600,000 | 15,098,000 | 2 |
| 312 VILLA PLAZA | | 15,960 | 3,960 | - | 47,895,000 | 4,960,000 | 25,369,050 | |
| Restaurant | | 1,360 | 510 | 4,500 | 2,295,000 | 340,000 | 2,924,850 | 2 |
| Bar and Ball Room | | 7,200 | 1,800 | 5,000 | 9,000,000 | 2,180,000 | 12,387,600 | 2 |
| Shopping Mart | | 6,000 | 1,500 | 4,000 | 6,000,000 | 1,800,000 | 8,658,000 | 2 |
| Coffee Shop | | 800 | 150 | 4,000 | 600,000 | 180,000 | 885,800 | 2 |
| Garden | | 800 | 0 | 0 | 0 | 480,000 | 532,800 | 1 |
| 320 OPENSACE | | 556,800 | 0 | - | 0 | 0 | 88,260,000 | |
| Land | | 150,600 | 0 | 100 B/sq.m | 0 | 0 | 15,060,000 | |
| Water Surface | | 406,000 | 0 | 200 B/sq.m | 0 | 0 | 81,200,000 | |
| SUB TOTAL(FAC+OPEN) | | 1,972,600 | 7,960 | - | 47,895,000 | 838,784,000 | 1,080,473,680 | |
| SUB TOTAL(FAC+OPEN+ACOM) | | 2,466,600 | 104,880 | - | 974,135,000 | 1,000,766,000 | 2,288,400,110 | |

TABLE 3-1-14 BLOCK-XX DEVELOPMENT PROGRAM

LAND USE TABLE

| | PHASE-II | PHASE-III | TOTAL |
|--------------------|-----------|-----------|-----------|
| DEVELOPMENT AREA | 285,000 | 668,900 | 953,900 |
| ACCOMMODATION AREA | 128,500 | 298,500 | 425,000 |
| FACILITIES AREA | 18,500 | 7,400 | 25,900 |
| OPENSACE(Land) | 39,000 | 91,000 | 130,000 |
| OPENSACE(Water) | 0 | 30,000 | 30,000 |
| UTILITIES AREA | 0 | 0 | 0 |
| ROAD AREA | 41,000 | 42,000 | 83,000 |
| BEACH | 60,000 | 200,000 | 260,000 |
| RESERVED AREA | 5,548,100 | 5,548,100 | 5,548,100 |
| PLANNED AREA | 5,831,100 | 6,215,000 | 6,500,000 |

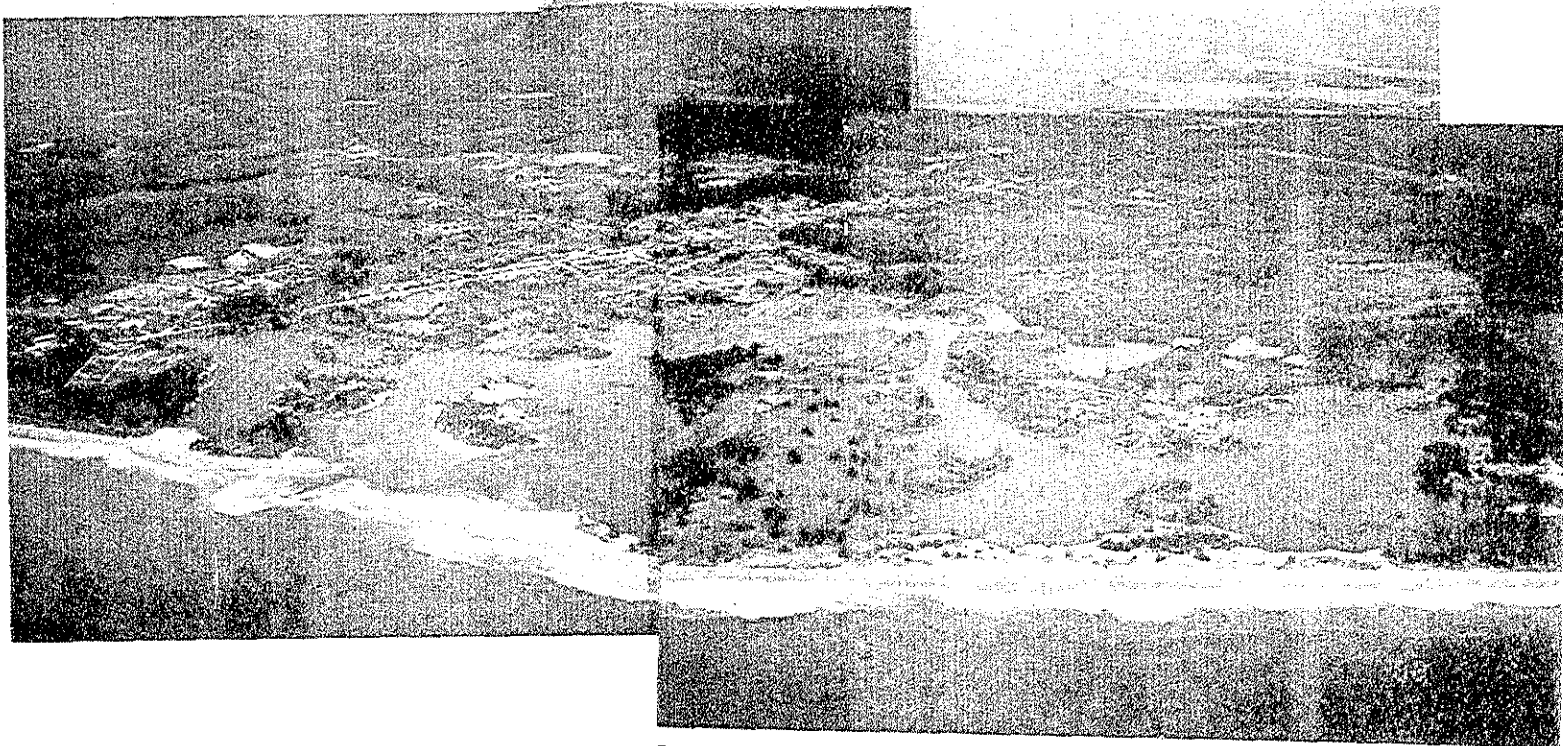
FACILITIES DEVELOPMENT SCHEDULE

| ACCOMMODATIONS | PHASE-II | PHASE-III | TOTAL |
|---------------------|----------|-----------|-------|
| HIGH CLASS (rooms) | 0 | 347 | 347 |
| LOW CLASS (rooms) | 508 | 47 | 553 |
| OTHERS (units) | 0 | 200 | 200 |
| TOTAL (rooms/units) | 508 | 594 | 1,100 |

| OTHER FACILITIES | PHASE-II | PHASE-III | TOTAL |
|------------------|----------|-----------|-------|
| 311 | X | XXX | XXXX |
| 312 | X | XXX | XXXX |
| 313 | X | XXX | XXXX |
| 314 | X | XXX | XXXX |

COST TABLE

| PROJECT NO. AND NAME | UNIT | SITE AREA(SQ.M) | FL. AREA(SQ.M) | UNIT COST(B/SQ.M) | BUILDING COST(B) | LANDSCAPE COST(B) | PROJECT COST(B) | REMARK: |
|---------------------------|-----------|-----------------|----------------|-------------------|------------------|-------------------|-----------------|---------|
| 100 ACCOMMODATIONS | | 425,000 | 89,357 | - | 682,790,000 | 133,939,550 | 906,569,801 | |
| 110 HIGH CLASS | 347 rooms | 86,750 | 29,495 | 1,020,000 B/room | 353,940,000 | 47,625,750 | 445,737,983 | 1 |
| 120 LOW CLASS | 553 rooms | 138,250 | 29,882 | 450,000 B/room | 248,850,000 | 52,313,800 | 334,291,818 | 2 |
| 130 OTHERS | 200 rooms | 200,000 | 30,000 | 400,000 B/unit | 80,000,000 | 34,000,000 | 128,540,000 | 3 |
| 300 FACILITIES/LANDSCAPE | | 28,200 | 1,968 | - | 5,000,000 | 7,216,400 | 13,560,204 | |
| 311 PUBLIC PARK | | 11,900 | 500 | - | 1,850,000 | 4,250,000 | 6,771,000 | |
| Coastal Recreation Park | | 3,000 | 50 | 3,000 | 150,000 | 1,770,000 | 2,131,200 | 3 |
| Picnic Area | | 1,500 | 50 | 3,000 | 150,000 | 870,000 | 1,132,200 | 3 |
| Commercial Service Area | | 6,000 | 50 | 3,000 | 150,000 | 1,190,000 | 1,487,400 | 3 |
| Administration Office | | 1,400 | 350 | 4,000 | 1,400,000 | 420,000 | 2,020,200 | 3 |
| 312 TRANSPORTATION CENTER | | 6,600 | 518 | - | 300,000 | 1,216,400 | 1,683,204 | |
| Bus Terminal/Car Parking | | 4,600 | 0 | 0 | 0 | 920,000 | 1,021,200 | 3 |
| Information Office | | 800 | 200 | 3,000 | 150,000 | 120,000 | 299,700 | 3 |
| Service Station | | 1,200 | 318 | 3,000 | 150,000 | 176,400 | 362,304 | |
| 313 MULTI-PURPOSE GROUND | | 8,700 | 700 | - | 2,100,000 | 1,600,000 | 4,107,000 | |
| Sports Field | | 3,000 | 100 | 3,000 | 300,000 | 580,000 | 876,800 | 3 |
| Takraw Game Park | | 1,000 | 50 | 3,000 | 150,000 | 190,000 | 377,400 | 3 |
| Kick Boxing Arena | | 1,000 | 50 | 3,000 | 150,000 | 190,000 | 377,400 | 3 |
| Shooting Range | | 2,500 | 200 | 3,000 | 800,000 | 460,000 | 1,178,600 | 3 |
| Administration Office | | 1,200 | 300 | 3,000 | 900,000 | 180,000 | 1,198,800 | 3 |
| 314 SEASIDE PROMNADE | | 1,000 | 250 | - | 750,000 | 150,000 | 999,000 | |
| Pavillion/Plaza | | 800 | 225 | 3,000 | 675,000 | 135,000 | 899,100 | 3 |
| Administration Office | | 100 | 25 | 3,000 | 75,000 | 15,000 | 99,900 | 3 |
| 320 OPENSACE | | 180,000 | 0 | - | 0 | 0 | 19,000,000 | |
| Land | | 130,000 | 0 | 100 B/sq.m | - | - | 13,000,000 | |
| Water | | 30,000 | 0 | 200 B/sq.m | - | - | 6,000,000 | |
| SUBTOTAL(FAC+OPEN) | | 188,200 | 1,968 | - | 5,000,000 | 7,216,400 | 32,560,204 | |
| SUBTOTAL(FAC+OPEN+ACOM) | | 613,200 | 91,325 | - | 687,790,000 | 141,155,850 | 939,130,005 | |



Present Condition of the Block N2 Area

BLOCK-S1

| Project Number and Name | EXECUTING BODY | OPERATING BODY | PHASE I | | | PHASE II | | | | PHASE III | | | | |
|---------------------------------|----------------|----------------|---------|------|------|----------|------|------|------|-----------|------|------|------|------|
| | | | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 |
| 100 Accommodation | | | | | | | | | | | | | | |
| 110 High Class | ④ | ④ | | | | | | | | | | | | |
| 120 Low Class | | | | | | | | | | | | | | |
| 130 Others | ④ | ④ | | | | | | | | | | | | |
| 200 Infrastructure | ① | ① | | | | | | | | | | | | |
| 210 Inner Road | | ① | | | | | | | | | | | | |
| 211 Water Supply | | ① | | | | | | | | | | | | |
| 212 Sewerage | | ① | | | | | | | | | | | | |
| 213 Waste Disposal | | ① | | | | | | | | | | | | |
| 214 Electricity Supply | | ① | | | | | | | | | | | | |
| 215 Telecommunication | | ① | | | | | | | | | | | | |
| 300 Facilities/Landscape/Others | | | | | | | | | | | | | | |
| 311 Sports Complex | ① | ④ | | | | | | | | | | | | |
| a. Club House | | ④ | | | | | | | | | | | | |
| b. Tennis Village (6 courts) | | ④ | | | | | | | | | | | | |
| c. Gymnasium | | ④ | | | | | | | | | | | | |
| d. Indoor Swimming Pool | | ④ | | | | | | | | | | | | |
| e. Fitness Center | | ④ | | | | | | | | | | | | |
| f. Horse Back Riding Field | | ④ | | | | | | | | | | | | |
| g. Multi-purpose Open Space | | ④ | | | | | | | | | | | | |
| h. Rent-a-Cycle Shops | | ④ | | | | | | | | | | | | |
| i. Jogging Park | | ④ | | | | | | | | | | | | |
| 312 Pool Garden | ① | ④ | | | | | | | | | | | | |
| a. Swimming Pools | | ④ | | | | | | | | | | | | |
| b. Restaurants/Cafe/Bar | | ④ | | | | | | | | | | | | |
| c. Game House/Bowling Alley | | ④ | | | | | | | | | | | | |
| 320 Open Space | ① | ④ | | | | | | | | | | | | |
| a. Water Area/Lagoon | | ④ | | | | | | | | | | | | |
| b. Land Area | | ④ | | | | | | | | | | | | |

BLOCK-S2

| Project Number and Name | EXECUTING BODY | OPERATING BODY | PHASE I | | | PHASE II | | | | PHASE III | | | | |
|-----------------------------------|----------------|----------------|---------|------|------|----------|------|------|------|-----------|------|------|------|------|
| | | | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 |
| 100 Accommodation | | | | | | | | | | | | | | |
| 110 High Class | ④ | ④ | | | | | | | | | | | | |
| 120 Low Class | | | | | | | | | | | | | | |
| 130 Others | ④ | ④ | | | | | | | | | | | | |
| 200 Infrastructure | ① | ① | | | | | | | | | | | | |
| 210 Inner Road | | ① | | | | | | | | | | | | |
| 211 Water Supply | | ① | | | | | | | | | | | | |
| 212 Sewerage Systems | | ① | | | | | | | | | | | | |
| 213 Waste Disposal | | ① | | | | | | | | | | | | |
| 214 Electricity Supply | | ① | | | | | | | | | | | | |
| 215 Telecommunication | | ① | | | | | | | | | | | | |
| 300 Facilities/Landscape/Others | | | | | | | | | | | | | | |
| 310 Championship Golf Course | ①④ | ④④ | | | | | | | | | | | | |
| a. 36-Hole Golf Course | | ④ | | | | | | | | | | | | |
| b. Club House | | ④ | | | | | | | | | | | | |
| c. Swimming Pool (Indoor/Outdoor) | | ④ | | | | | | | | | | | | |
| 311 Villa Plaza | ①④ | ④ | | | | | | | | | | | | |
| a. Restaurant | | ④ | | | | | | | | | | | | |
| b. Bar and Ball Room | | ④ | | | | | | | | | | | | |
| c. Shopping Mart | | ④ | | | | | | | | | | | | |
| d. Coffee Shops | | ④ | | | | | | | | | | | | |
| e. Garden | | ④ | | | | | | | | | | | | |
| 320 Open Space | ① | ① | | | | | | | | | | | | |
| a. Water Area/Lagoon | | ④ | | | | | | | | | | | | |
| b. Land Area | | ④ | | | | | | | | | | | | |

BLOCK-XX

| Project Number and Name | EXECUTING BODY | OPERATING BODY | PHASE I | | | PHASE II | | | | PHASE III | | | | |
|---------------------------------|----------------|----------------|---------|------|------|----------|------|------|------|-----------|------|------|------|------|
| | | | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 |
| 100 Accommodation | | | | | | | | | | | | | | |
| 110 High Class | ④ | ④ | | | | | | | | | | | | |
| 120 Low Class | | | | | | | | | | | | | | |
| 130 Others | ④ | ④ | | | | | | | | | | | | |
| 200 Infrastructure | ① | ① | | | | | | | | | | | | |
| 210 Inner Road | | ① | | | | | | | | | | | | |
| 211 Water Supply | | ① | | | | | | | | | | | | |
| 212 Sewerage Systems | | ① | | | | | | | | | | | | |
| 213 Waste Disposal | | ① | | | | | | | | | | | | |
| 214 Electricity Supply | | ① | | | | | | | | | | | | |
| 215 Telecommunication | | ① | | | | | | | | | | | | |
| 300 Facilities/Landscape/Others | | | | | | | | | | | | | | |
| 311 Public Park | ① | ④ | | | | | | | | | | | | |
| a. Coastal Recreation Park | | ④ | | | | | | | | | | | | |
| b. Picnic Area | | ④ | | | | | | | | | | | | |
| c. Commercial Service Area | | ④ | | | | | | | | | | | | |
| d. Administration Office | | ④ | | | | | | | | | | | | |
| 312 Transportation Center | ① | ④ | | | | | | | | | | | | |
| a. Bus Terminal/Car Parking | | ④ | | | | | | | | | | | | |
| b. Information Office | | ④ | | | | | | | | | | | | |
| c. Service Station | | ④ | | | | | | | | | | | | |
| 313 Multi-Purpose Ground | | ④ | | | | | | | | | | | | |
| a. Sports Field | | ④ | | | | | | | | | | | | |
| b. Takraw Game Park | | ④ | | | | | | | | | | | | |
| c. Kick Boxing Arena | | ④ | | | | | | | | | | | | |
| d. Shooting Range | | ④ | | | | | | | | | | | | |
| e. Administration Office | | ④ | | | | | | | | | | | | |
| 314 Seaside Promenade | ① | ④ | | | | | | | | | | | | |
| a. Pavilion/Plaza | | ④ | | | | | | | | | | | | |
| b. Administration Office | | ④ | | | | | | | | | | | | |
| 320 Open Space | ① | ④ | | | | | | | | | | | | |
| a. Water Area/Lagoon | | ④ | | | | | | | | | | | | |
| b. Land Area | | ④ | | | | | | | | | | | | |

- ① Public Corporation (Tentative Name: Public Tourism Corporation)
- ② TAT
- ③ Local Government (Provincial)
- ④ Private

- ▷ Partially Open
- ▶ Fully Open
- ▨ Land Preparation/Detail Design
- ▩ Construction/Supervision

3.2 SEA NETWORK DEVELOPMENT PROJECT: CHALONG MARINE CENTER

3.2.1 GENERAL CONTEXT

A nautical circuit system development would have a significant role to play in the Greater Phuket tourism activities. This leads to making fully use of the endowment of Greater Phuket, and to incorporating the dispersed tourism assets into the entire Phuket resort.

The project consists of three categories of development: primary, secondary and stop-over ports, as shown in Section 2.4.3. The recommended locations of these ports are summarized as follows:

1) Primary Port *(Phuket Marine Center): Chalong Bay (Phuket)

2) Secondary Ports *(3 locations):

- | | |
|---------------------------------|--------------|
| 1. Phang Nga Bay | (Phang Nga); |
| 2. Krabi Town Port | (Krabi); |
| 3. Phuket International Airport | (Phuket). |

3) Stop-Over Ports (15 locations):

- | | |
|--------------------|-------------|
| 1. Sarasin | (Phuket) |
| 2. Ao Po * | (Phuket) |
| 3. Laem Nga | (Phuket) |
| 4. Nai Han | (Phuket) |
| 5. Wakhale * | (Phuket) |
| 6. Hat Thai Muang | (Phang Nga) |
| 7. Tub La Mu * | (Phang Nga) |
| 8. Similan Isl.* | (Phang Nga) |
| 9. Khlong Thong | (Phang Nga) |
| 10. Al Luk * | (Krabi) |
| 11. Kala | (Krabi) |
| 12. Laem Thai Peat | (Krabi) |
| 13. Hang | (Krabi) |
| 14. Ngai Isl. | (Krabi) |
| 15. Phi Phi Isl.* | (Krabi) |

Notes: * stands for the projects to be carried out in the Phase-II.

3.2.2 PHUKET MARINE CENTER

Out of them, the primary port with a wide variety of marine facilities is recommended to be developed with special emphasis as a focal project. It is called "Phuket Marine Center".

The Phuket Marine Center will be a gateway to accept international cruising tourists and become a symbol of Phuket tourism. This will have a multi-function: yacht harbor, tourist boat terminal, workshop of marine boats/ships, marine recreational center, logistic station of oceangoing nautical activities and so on.

The Phuket Marine Center is recommended to be located in Chalong Bay because of its location advantages:

- 1) This bay, surrounded by mountains, is comparatively calm even in the monsoon season;
- 2) This location is proximate to Phuket Town and Phi Phi Island;
- 3) This location is a land transport node connecting with Karon/Kata and Rawai beaches;
- 4) This will be a part of marine activity zone including Marine Biological Center and the Deep Sea Port;
- 5) The land is suitable for developing a man-made attraction with minimum environmental impact;
- 6) The natural channel with a sufficient depth is available in this bay, thereby making the running/maintenance cost less.

This project would be a good example for inviting the private sector to the tourism development with a public purpose under the public initiation and guideline. Both sectors could benefit from this project.

3.2.3 FACILITY PLAN

The Phuket Marine Center is proposed as a primary port consisting of the following facilities:

- Yacht Harbor (for mooring 200 ships) and Yacht Club;
- Yacht Storage and Workshop;
- Tourist Boats Piers including a Hovercraft landing station;
- Accommodations (200 rooms);
- Marine Center Building (restaurants, supermarket, shops, festival hall, amusement center, clinic, information center, and administrative and control offices);
- Fuel station;
- Parking.

The total area is assumed to be 100 hectare, of which 50 hectare are to be reclaimed. For this reclamation, a governmental coordination with the Harbor Department is indispensable.

A development scheme of the Phuket Marine Center is proposed as illustrated on Fig. 3-2-1 and 3-2-2.

● 19 Sea Ports are Identified

● Multi-Purpose Port

● Chalong Bay

● Reclamation of Land (50 ha)

FIG. 3-2-1 LOCATION MAP

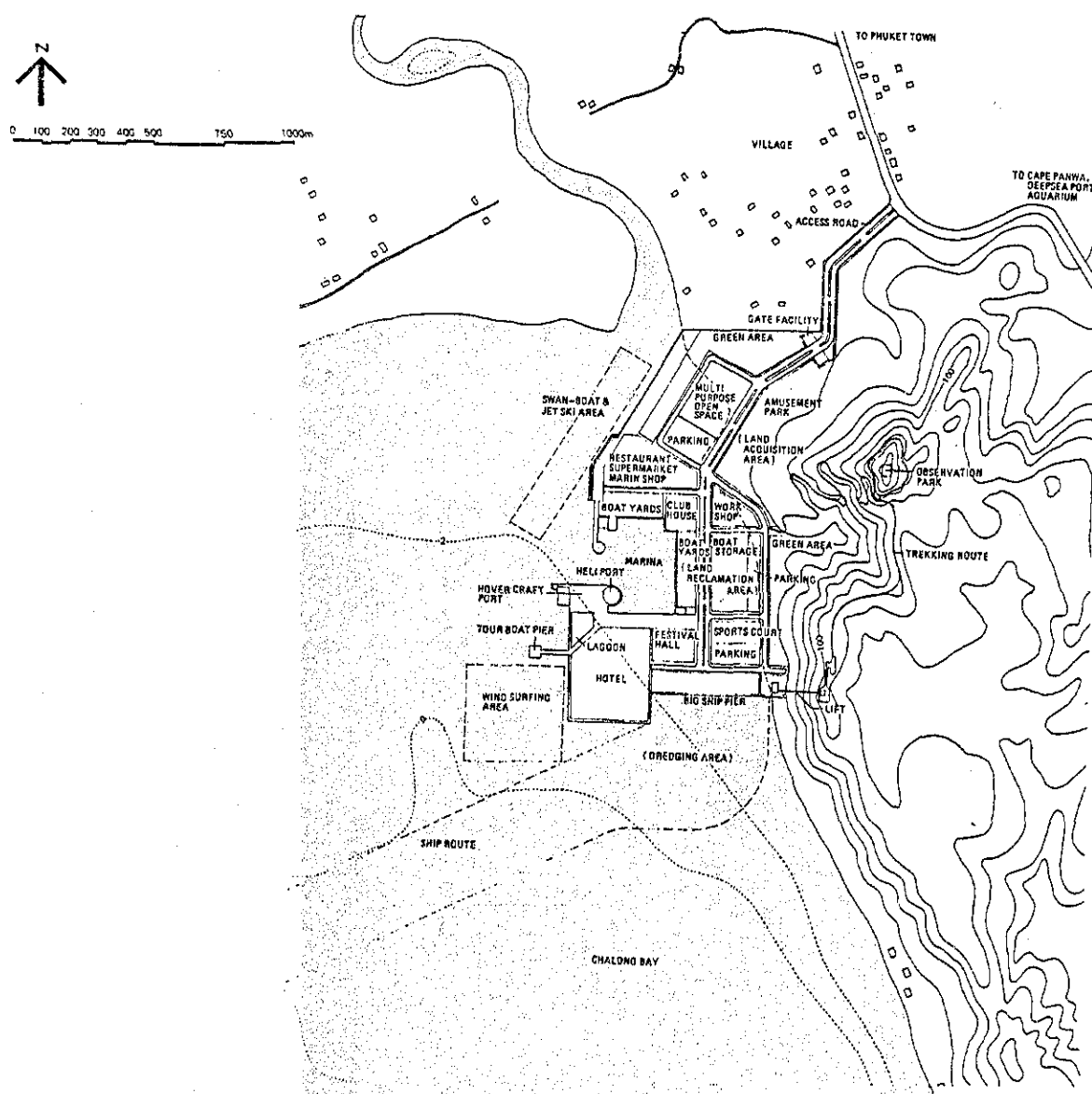
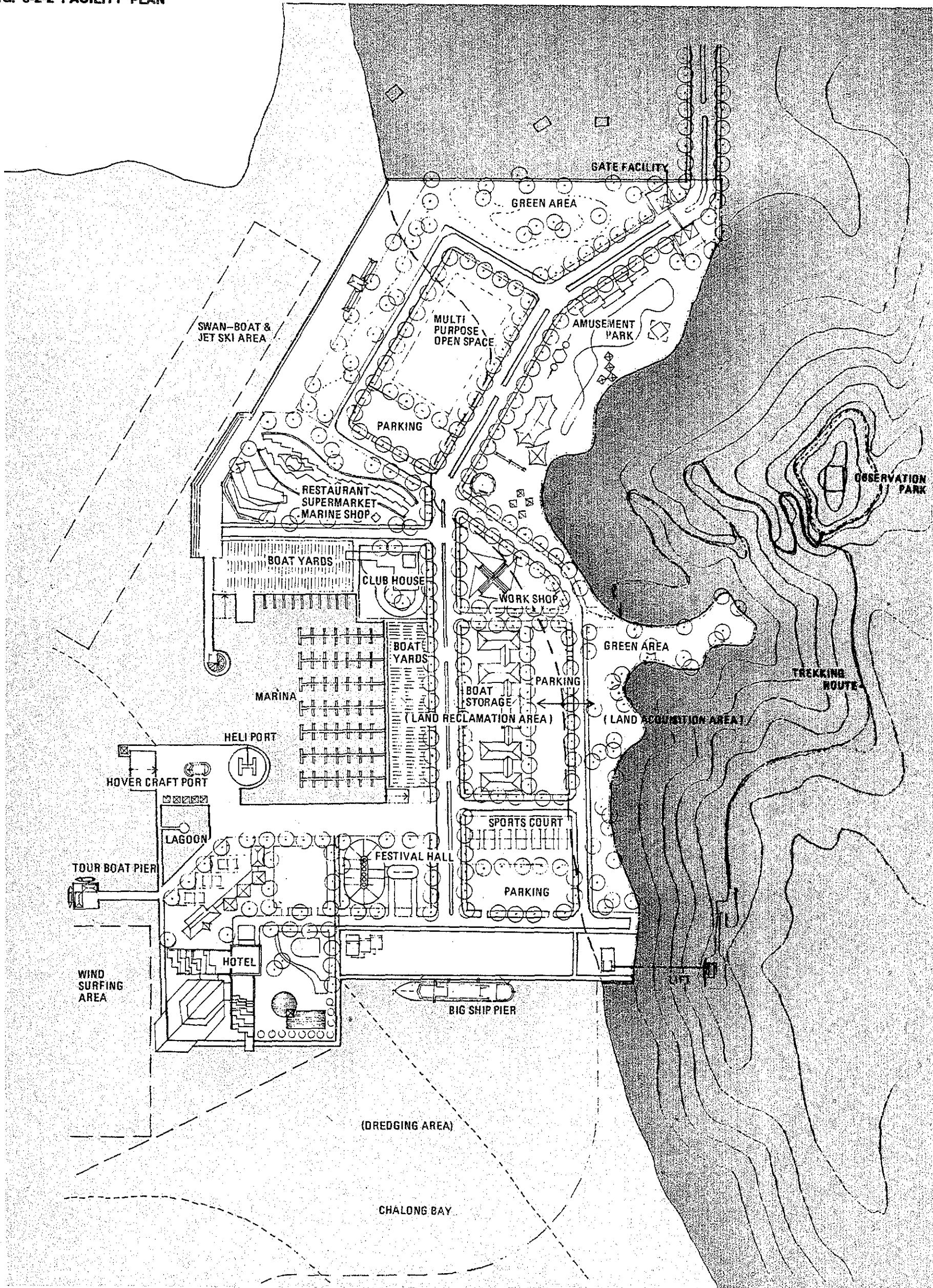


TABLE 3-2-1 PROJECT COSTS OF PHUKET MARINE CENTER

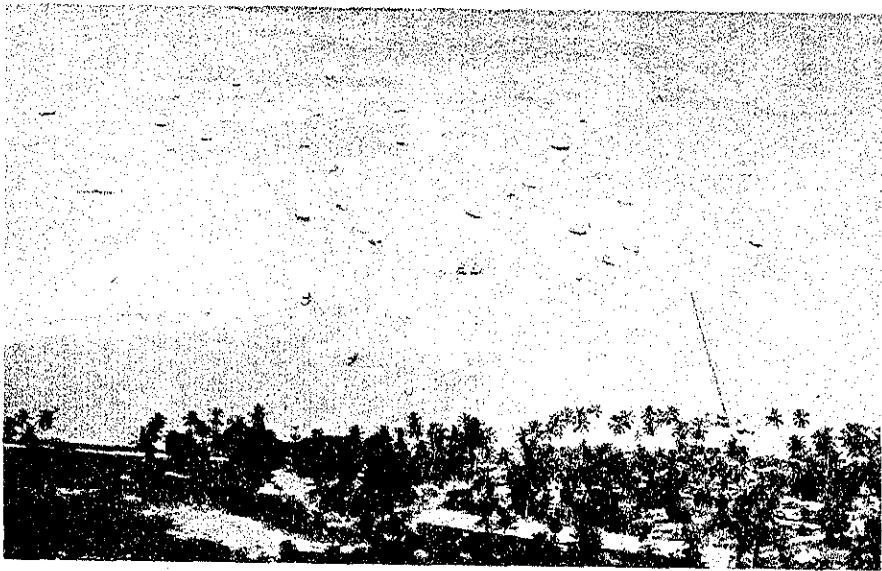
| | UNIT | Unit Cost | Cost (Bht) |
|--|--------------------|------------------------|----------------------|
| A. CONSTRUCTION COSTS | | | 1,546,088,020 |
| 1. LAND ARRANGEMENT AND INFRASTRUCTURE | | | 1,183,895,020 |
| 1) RECLAMATION | 60 ha | 6,230,000 | 373,800,000 |
| 2) LAND ARRANGEMENT | 40 ha | 2,500,000 | 100,000,000 |
| 3) CONCRETE WORKS | 40 ha | 2,600,000 | 104,000,000 |
| 4) RELATED INFRASTRUCTURES | | 30% of 1)+2)+3) | 173,340,000 |
| 5) ADMINISTRATION AND OTHERS | | 30% of 1)+2)+3)+4) | 225,342,000 |
| 6) ENGINEERING AND SUPERVISION | | 11% of 1)+2)+3)+4)+5) | 107,413,020 |
| 7) LAND ACQUISITION | 40 ha | 2,500,000 | 100,000,000 |
| 2. SUPER STRUCTURE | | | 362,193,000 |
| 1) HOTEL | 200 rooms | 1,000,000 B/room | 200,000,000 |
| 2) MARINE CENTER BUILDING | 5,000 sq.m. | 5,000 B/sq.m. | 25,000,000 |
| 3) YACHT CLUB AND RELATED FACILITIES | 2,000 sq.m. | 5,000 B/sq.m. | 10,000,000 |
| 4) WORKSHOP AND STORAGE | 2,000 sq.m. | 3,000 B/sq.m. | 6,000,000 |
| 5) LANDSCAPING | 100 ha | 100,000 B/ha. | 10,000,000 |
| 6) ADMINISTRATION AND OTHERS | | 30% of 1)+2)+3)+4)+5) | 75,300,000 |
| 7) DESIGN AND SUPERVISION | | 11% of 1)+2)+3)+4)+5) | 35,893,000 |
| B. ANNUAL MAINTENANCE COSTS | | | 153,768,542 |
| 1. ADMINISTRATION COSTS | | | 30,082,500 |
| 1) MANAGERIAL | 5 persons | 202,900 B/d | 1,014,500 |
| 2) CLERICAL | 10 persons | 78,100 B/d | 781,000 |
| 3) SERVICE WORKERS | 50 persons | 44,800 B/d | 2,240,000 |
| 4) SALE WORKERS | 100 persons | 44,300 B/d | 4,430,000 |
| 5) TECHNICAL WORKERS | 20 persons | 78,100 B/d | 1,562,000 |
| 6) OVERHEAD | | 200% of 1)+2)+3)+4)+5) | 20,055,000 |
| 2. REPAIR AND FACILITY MAINTENANCE | | | 77,304,401 |
| 3. WATER AND ELECTRICITY | | | 46,382,641 |
| C. TOURIST SPEED BOAT OPERATION COSTS | | | 126,836,100 |
| 1. INITIAL COSTS | | | 110,000,000 |
| 1) HOVERCRAFT | 1 craft(200 seats) | 100,000,000 B/craft | 100,000,000 |
| 2) STORAGE AND MAINTENANCE FACILITIES | | | 10,000,000 |
| 2. ANNUAL OPERATION AND MAINTENANCE COSTS | | | 16,836,100 |
| 1) TECHNICAL WORKERS | 5 persons | 78,100 B/d | 390,500 |
| 2) MANAGERIAL | 2 persons | 202,900 B/d | 405,800 |
| 3) SERVICE WORKERS | 13 persons | 44,800 B/d | 582,400 |
| 4) OVERHEAD COSTS | | 200% of 1)+2)+3) | 2,757,400 |
| 5) MECHANICAL MAINTENANCE | | 7% of Initial Costs | 7,700,000 |
| 6) FUEL AND OPERATION | | | 5,000,000 |

FIG. 3-2-2 FACILITY PLAN

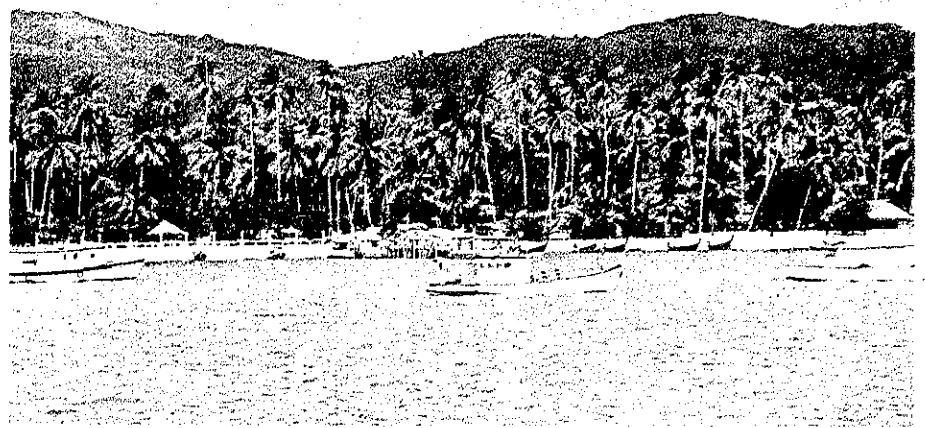




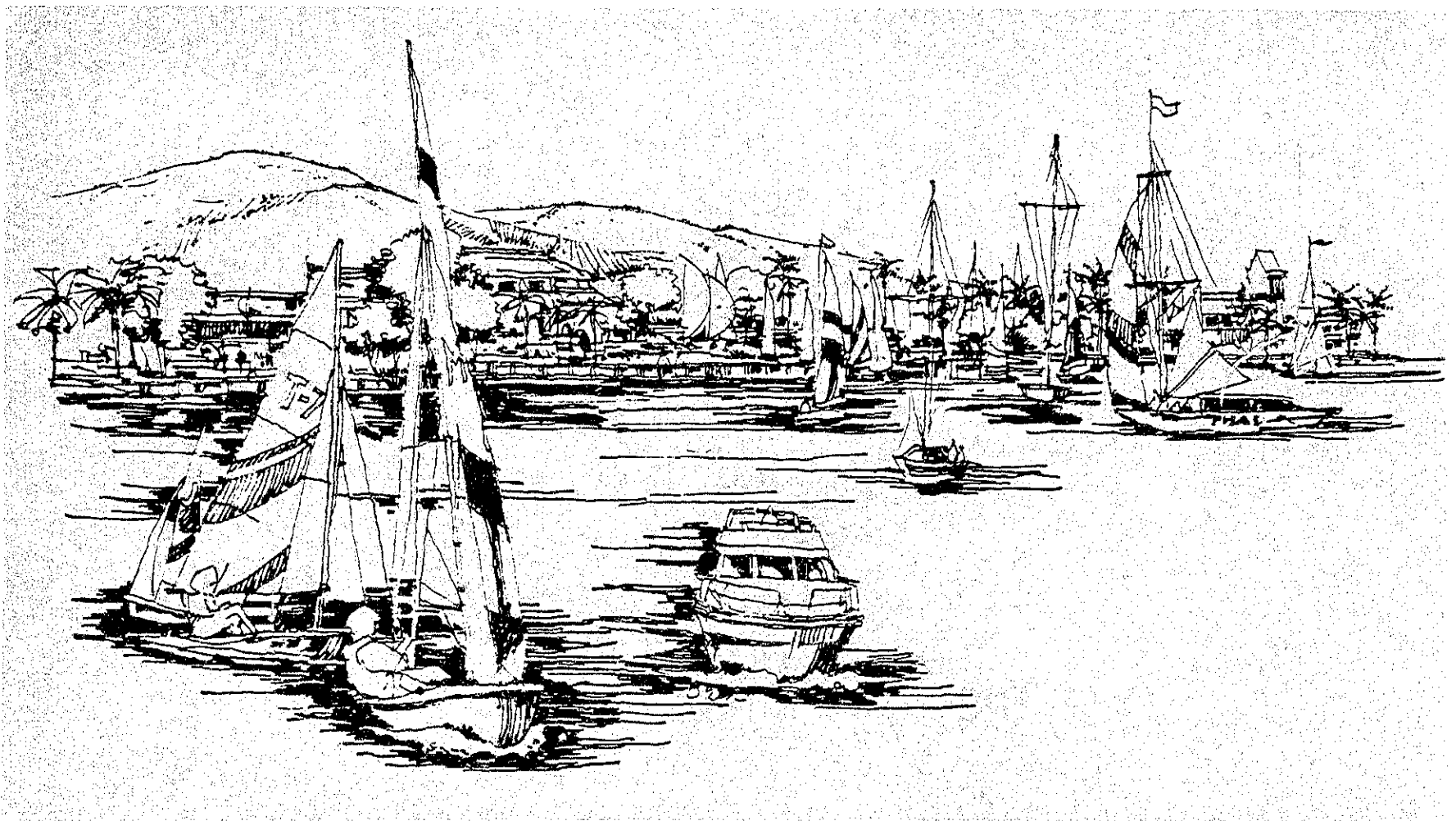
Peaceful Scenery of the Phang Nga Bay



Present Boat Pier in Chalong Bay



Tourist Boats



3.3 INSTITUTIONAL ARRANGEMENTS

3.3.1 PUBLIC AND PRIVATE COORDINATION

Tourism development, particularly in the mass tourism era, can be achieved only by the combined efforts of various parties concerned with tourism resources and attractions, accommodations, infrastructure, transportation service development, and environmental conservation. Both the public and private sector have important roles to play in tourism development.

1) ROLES OF PUBLIC AND PRIVATE SECTORS IN TOURISM DEVELOPMENT

The entrepreneurial role is at the heart of the private sector's involvement in tourism development. The private sector, through its financial institutions, provides a large proportion of the capital funds for investment in tourism projects. Its principal role is to provide tourism facilities and services to tourists while maximizing financial returns in the process, and at the same time, the role embraces idea generation, financial risk taking and the management of operations.

Now, the private sector has to accept that it has certain social and environmental responsibilities that it must respect in achieving its profit goals.

On the other hand, the roles of the public sector are extremely important. Its principal roles consist of:

- a. Coordination among the central, provincial and local governments as well as between the private and public sectors;
- b. Tourism planning to satisfy the desirable balance between the development of supply (attractions, facilities and infrastructure) and the promotion of demand (tourists) in consideration of environmental conservation;
- c. Legislation and regulation in respect to tourism business, land use, buildings, protection of fragile natural resources, and socio-economic benefits;
- d. Provision of public facilities such as infrastructure, utilities, social, medical and educational facilities;
- e. Stimulator of private activities with financial incentives, subsidies, and promotion and research sponsorship.

2) INVOLVEMENT OF PRIVATE SECTOR

One of the best ways to involve the private sector in tourism development is to form an organization to manage the development by the initiation of the public sector. This would be suitable for the large-scale project i.e. a complex type of development with a wide variety of facilities. The project may be planned in such a way that even the costs for the related infrastructure and utilities development could be covered by the benefits accrued from the entire development.

The "Marine Center", which has been proposed in this Study, is a project for which a joint venture of the public and private sectors is inherently needed, because of three reasons: 1) the necessary reclamation of the sea which is inherently for the public, hence, the benefits from the projects should be distributed to the public; 2) a considerable amount of revenue/profit may be expected, therefore, the project possibly meets the private sector's basic requirement; and 3) the facilities to be provided are not only for tourists, but also for the public in general.

Even a public project may be opened to the private sector's entry in principle, if it would be financially viable in the long-run (e.g., a solid waste collection and treatment project), or if a large portion of the benefit would be concentrated on a certain private group (e.g., a jetty with a special use).

On the other hand, the government should prepare a subsidy program for private projects which are expected to bring benefits to the public to a considerable extent. This would be a stimulus to push and lead the private activities towards the planned direction.

What is most important is that the organization of the public agency responsible for the coordination functions well for this purpose.

3.3.2 ORGANIZATION

Tourism development has to involve various organizations, including central and local government agencies, state enterprises and the private sector. Establishing of a well-organized system to administer the development is significant at both the planning and implementation stages. In this sense, the following arrangement is necessary, related closely to the country's major development directions.

- a. A government organization should be formed to take a leading role in tourism development by investing in infrastructure and other public utilities and making preparations so as to create climate favorable to private sector investment.

● Maximizing of Financial Returns

● Initiation of the Public Sector

● Joint Venture of the Public and Private Sectors

● Benefit to Both Private and Public

● Government Investment in Infrastructure and Utilities

- b. The overall tourism development plan integrates numerous major and minor projects. Therefore, it should be flexible and easy to adaptation to investment conditions and ensure as few as possible constraints on the government budget.
- c. Participation of private sector in development should be better facilitated to lessen the government's burden in terms of budget and performance.

● To Lessen the Government's Burden

1) CURRENT ORGANIZATIONAL CONDITION

The current tourism development have been undertaken by the public and private sectors, based on the organizational structure shown in Fig. 3-3-1. The public sector is responsible for some important tourist spots, while the private sector usually plays a vital role in providing services and organizing activities to meet tourist demand.

The Tourism Authority of Thailand (TAT), a central organization handling the development, faces a wide range of implementation restrictions. Other relevant government agencies and the private sector confront a number of implementation problems as well.

● TAT Faces Implementation Restrictions

TAT is not able to conduct all the processes of development alone. It needs support from and the participation of not only other government agencies and state enterprises, but also the private sector. However, in practice, this has been limited due to administrative regulations.

According to the administrative regulations, the provincial government plays a central role in supervising and coordinating development carried out by any government agency in the province to materialize expected results. Despite the fact that the cabinet has given such an important function to provincial governments in terms of planning and supervision of the performance, there exist other problems:

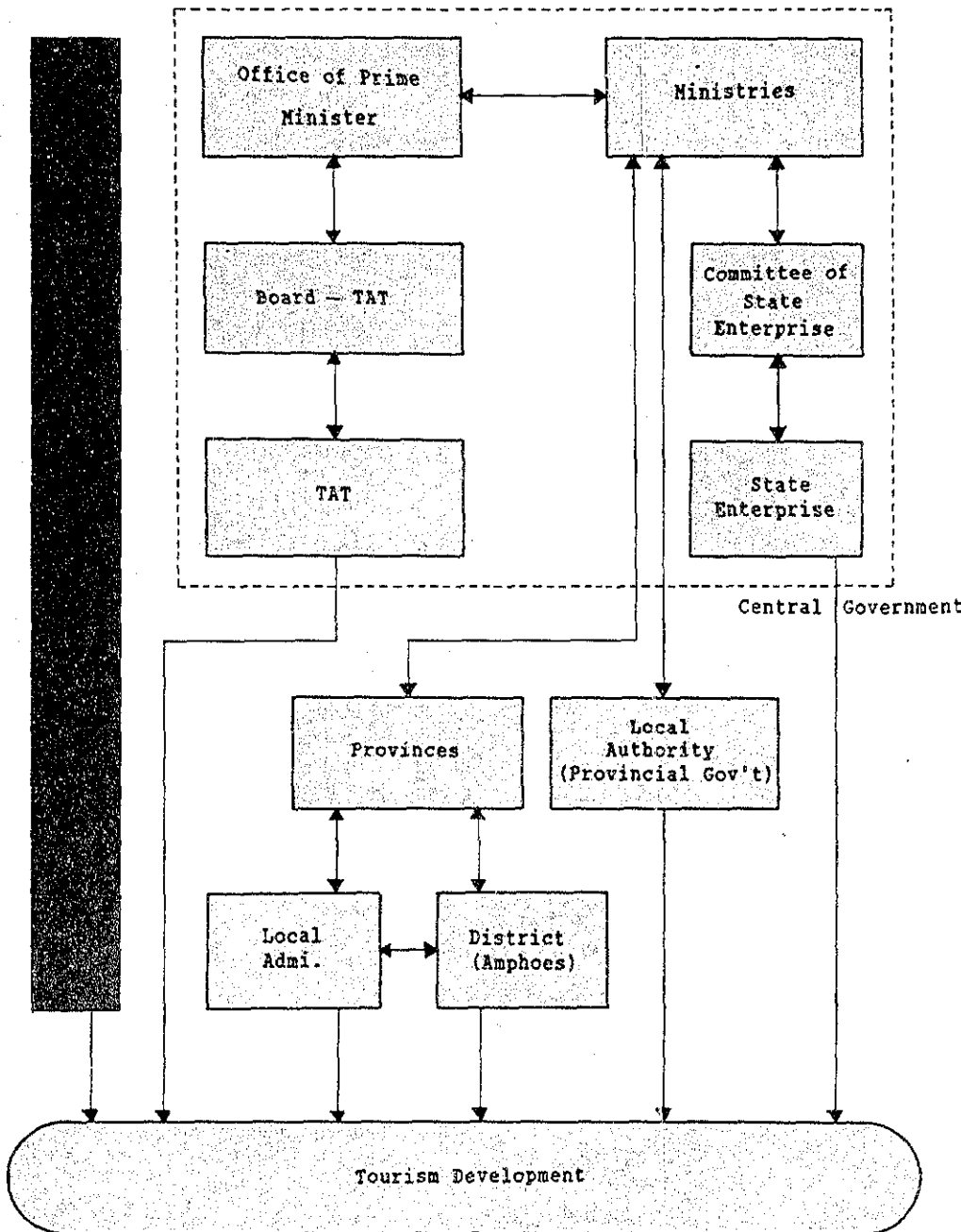
● Present Administrative Regulations

- a. Budgetary Problem : The budgetary allocation is worked out by central administrative organizations such as ministries, departments, state enterprises, etc., which also have their own plans and projects, thereby creating problems in coordinating plans in the area.
- b. Personnel Problem : On the personnel side, there are problems both in quantity and quality. Apart from the current problem of an inadequate number of officials to undertake the government's tasks, there are problems of their limited experience in tourism administration.

● Central Administrative Organizations

● Inadequate Personnel in Tourism Administration

FIG. 3-3-1 STRUCTURE OF THE PRESENT TOURISM DEVELOPMENT MANAGEMENT



2) PRIVATE SECTOR

The performances of the private sector has been varied both in terms of objectives and patterns. Some may aim at extending their services directly to tourists, whereas others may provide services to the public. Meanwhile, patterns of their businesses may range from small-scale enterprises providing particular services, to large-scale enterprises providing package services to tourists with a broad network.

● Existing Laws for Supervising the Private Sector

Due to the wide variety of the tourism business, regulations for controlling its performances are needed. Despite the existing laws for supervising the private sector within a legal framework, the government has faced a problem of insufficient manpower to perform the duty thoroughly. These laws

have some weak points in the sense that they have too specific objectives, or are too obsolete, with impractical punishment, thereby creating loopholes.

Efforts to boost the role of the private sector in the form of business institutions, particularly in the areas of financial institutions, industries and agrarian business, first emerged in the Third National Economic and Social Development Plan (1972-1976). The role of private institutions has expanded and made remarkable headway since then.

● JPPCC(The Joint Public/Private Consultative Committee)

In the 6th Plan (1987-1991), the government gives priority to mobilizing the private sector to take part in developing the national economy. The Joint Public/Private Consultative Committee (JPPCC) was established to mitigate obstacles and find solutions to development problems, including tourism, both in the short and long runs. It will also become a groundwork for correcting current problems: disciplinary arrangements, tourism business standards, joint negotiations on taxation, reductions in various fees and the planning of hotel supply, etc.

3) GOVERNMENT POLICY

During the period of the 5th and 6th Plans, the government has pursued a reform of the development administration system as a main task with the following major guidelines;

- a. Establishment of an organization to implement national economic policies and formulate development follow up, along with an evaluation system, thereby rendering a solid basis for sound decision-making on economic policy current with the changing situation,
- b. Devolution of duties and responsibilities of ministries and departments to local organizations, enabling them to initiate preparations and implement development projects,
- c. To mobilize cooperation from the private sector in the tourism sector, the government will implement policies as follows:
 - formulation of specific plans and joint projects between the public and private sectors;
 - provision of business institutions to become key organizations and to lessen the state's burden;
 - establishment of laws in favor of performance in the private sector;
 - arrangement of a system to coordinate with the private sector through business institutions so that the operation can be undertaken continually.

● Cooperation From the Private Sector in Tourism Sector

4) CONCEPTS ON NEW TOURISM DEVELOPMENT ORGANIZATION

The formulation and implementation of plans should be worked out in accordance with the responsibilities and capabilities of all agencies concerned. The newly-established organization will serve as an information center and coordinator of the development plans at various levels.

A tourism development coordinating committee, consisting of representatives of all relevant agencies, should coordinate provincial development plans in conjunction with national policies. Its important role is also to coordinate public and private sector' benefits.

● "Tourism Committee of Phuket, Phang Nga and Krabi"

For tourism development in Greater Phuket, the structure of an organization, namely the "Tourism Committee of Phuket, Phang Nga and Krabi", should be reformed as to incorporate tri-provincial tourism development into an overall perspective. This may require inter-governmental coordination at three levels: the policy making level; the planning level and the implementation level in the region. A conceptual scheme of the proposed organization is shown in Fig. 3-3-2.

The Tourism Committee of Phuket, Phang Nga and Krabi:

● Tri-Provincial Tourism Committee at Local Level

The national coordination committee for tourism development could not efficiently meet regional management problems. Subsequently, the establishment of the tri-province tourism committee is proposed at the local level. The committee, comprising the governor and representatives from relevant agencies, would be responsible for coordinating, and managing manpower and various resources, and controlling and supervising the central projects. Coordination of plans and policies with the private sector would be carried out through the Joint Public and Private Sector Consultative Committee.

The Tourism Committee of Phuket, Phang Nga and Krabi would be comprised of TAT officials and representatives from the following relevant planning and implementing agencies:

- The Office of NESDB;
- The Office of NEB;
- Office of Policy and Planning, MOI;
- Department of Town & Country Planning;
- Ministry of Finance;
- Royal Forestry Department;
- The Fine Arts Department;
- Department of Highways;
- Department of Public Works;
- Department of Health;
- Provinces of Phuket, Phang Nga and Krabi;
- Municipalities of the three provinces.

As there is currently no provincial tourism office in the project area, a secretariat office should be established in the most suitable province to coordinate the tri-province tourism development as well as to promote tourism and carry out all other provinces with an office's operation network.

● A Secretariate Office in Greater Phuket

5) INSTITUTIONAL ASPECTS

Deliberation on an appropriate pattern of administration cannot be made without taking into account the law on Territorial Administrative Regulations, which is the country's second most important law that serves as the territorial administration text. Legislation that contradicts the law cannot be passed.

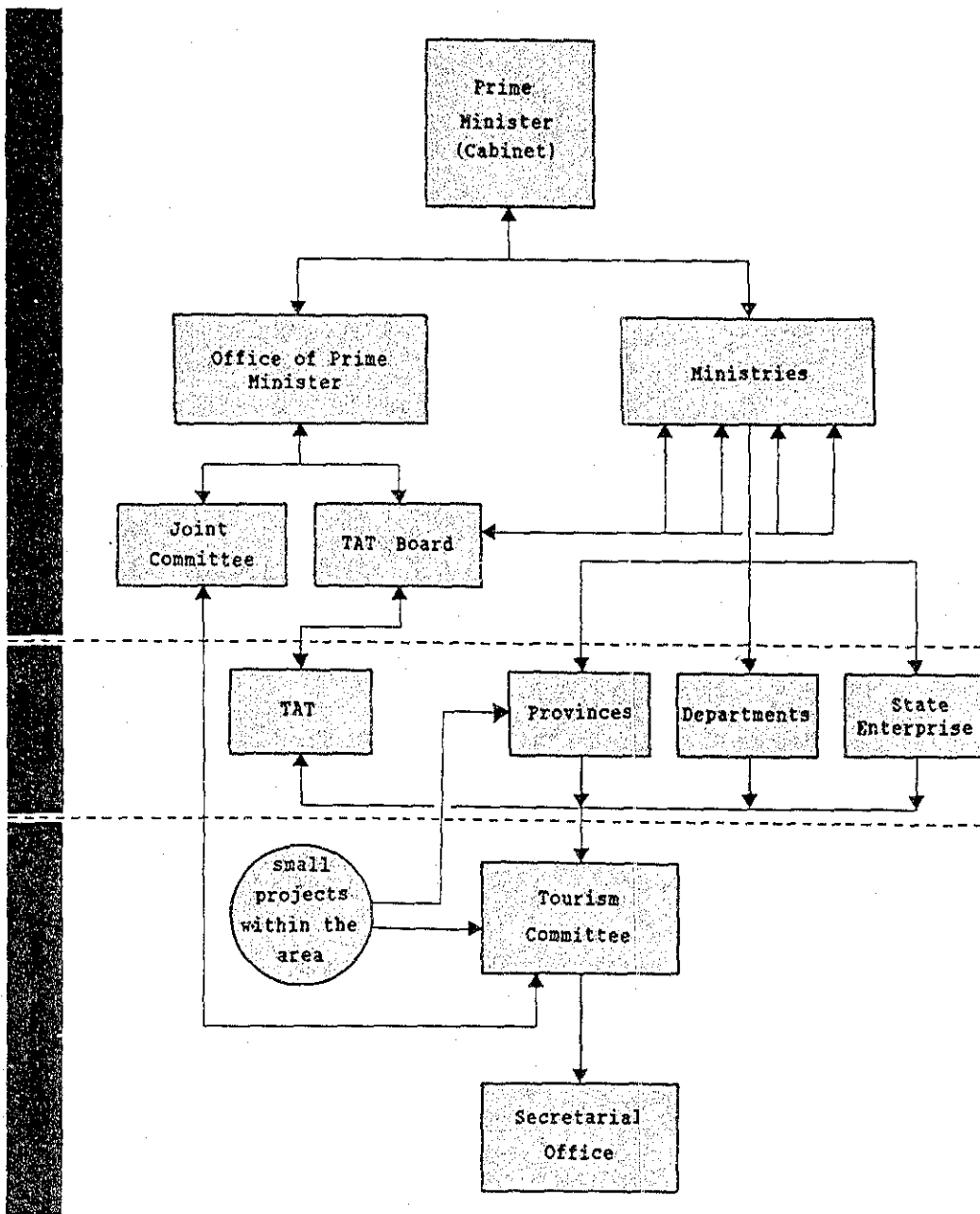
● Law on Territorial administrative Regulations

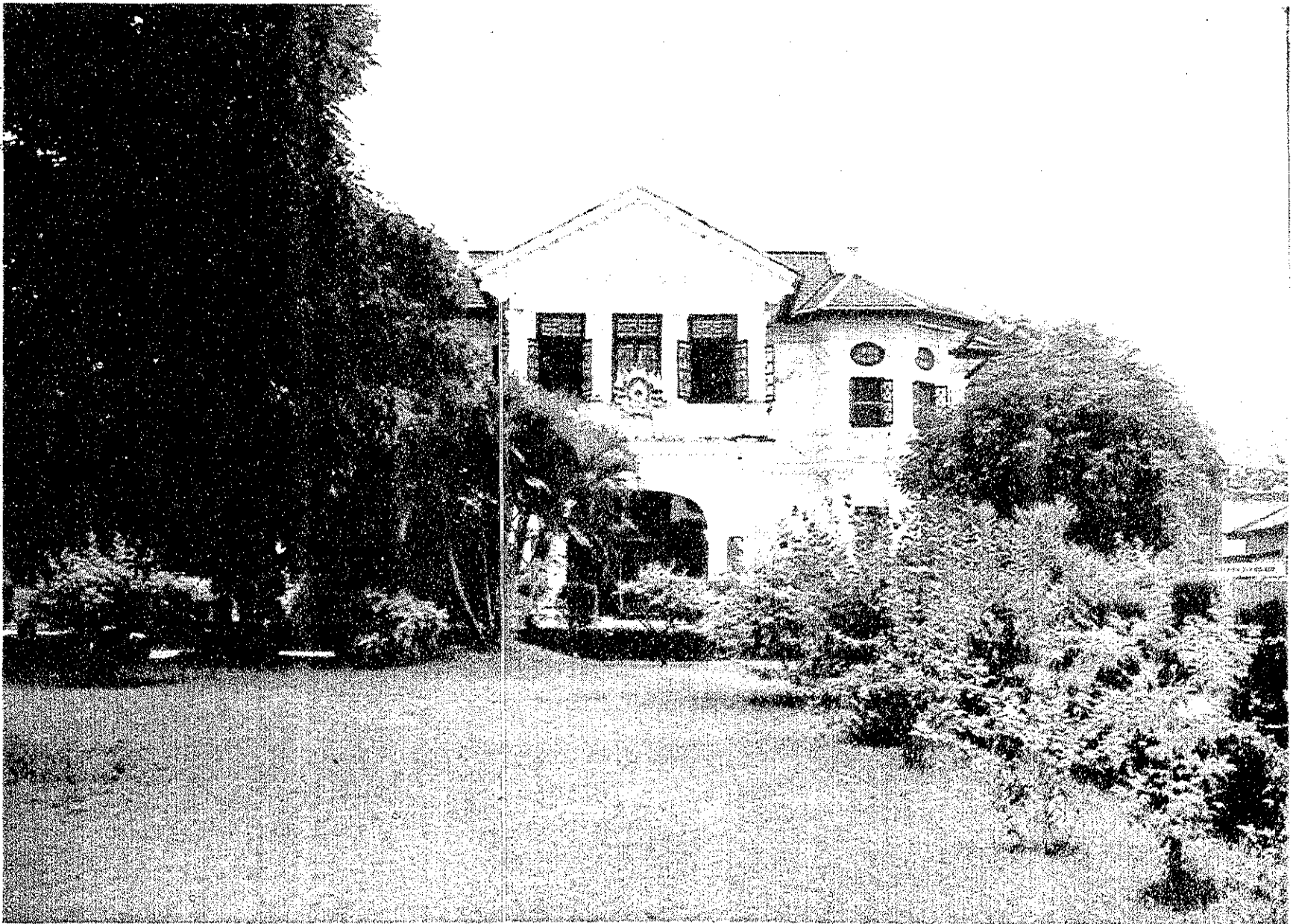
According to the 218th Revolutionary Announcement B.E. 2515, the territorial administrative regulations are divided into three sections: central, provincial and local administrative regulations. At present, tourism attractions in the project area are under various administrative patterns: such local administrations as a council of Tambon (a subdivision of a district), Sukhaphibal, and provincial administration, both of mixed and single patterns.

● 218th Revolutionary Announcement B.E. 2515

As the project area is quite vast, such a local administration is not suitable for it. On the other hand, the self-governing principles should be taken into consideration so that local people could participate in the local administration in accordance with democratic principles.

FIG. 3-3-2 SUGGESTIONS ON ORGANIZATION





Old Building in the Phuket Town