



The Headland Ho Tram



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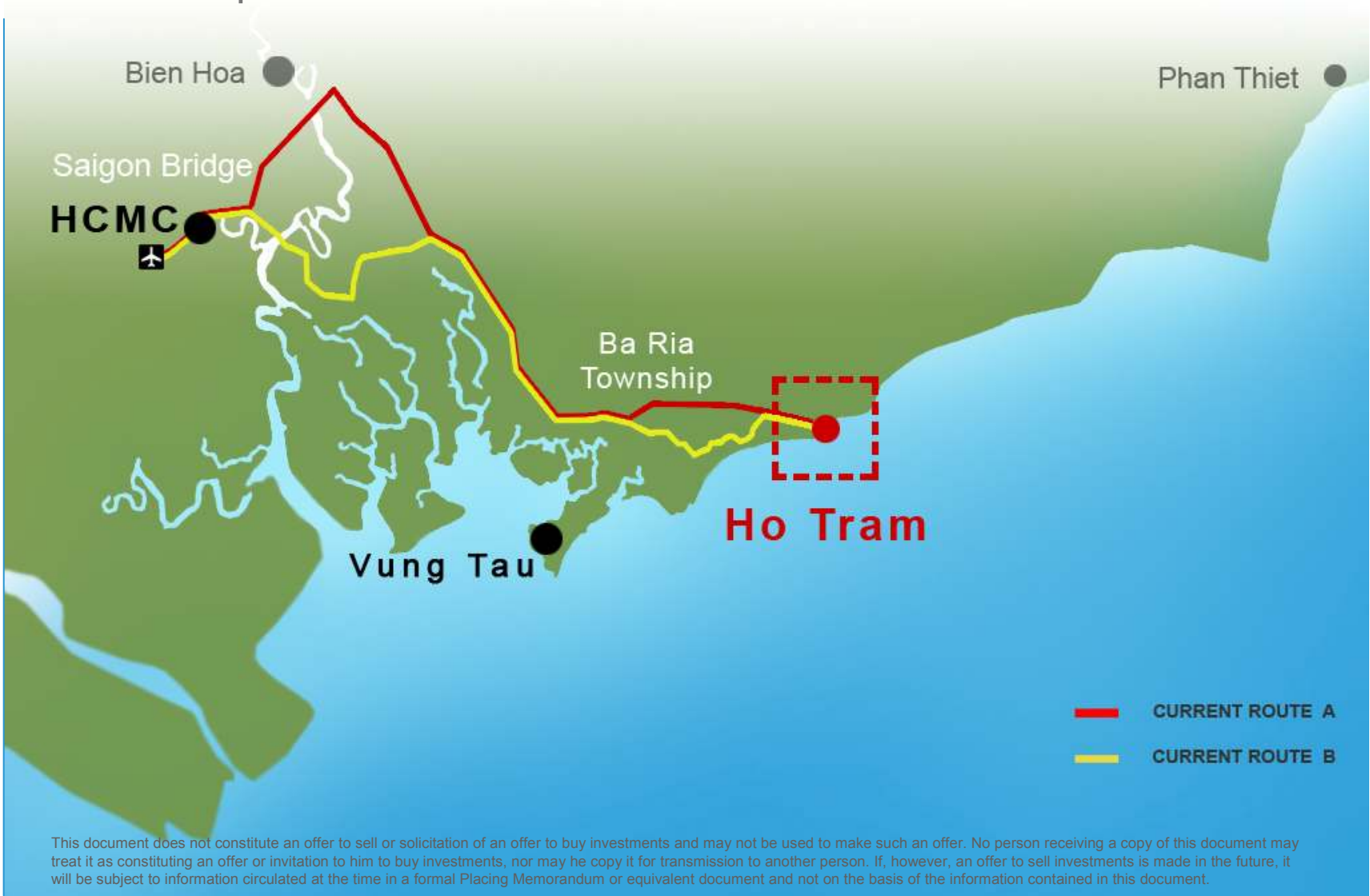
The Project

- The Headland Ho Tram is a high quality, low density coastal residential resort development on a 5 Ha site approximately two hours drive from HCMC. The development consists of 17 villas each with a private swimming pool and 55 condominiums for sale on a long term lease.
- Support facilities to be provided include 2 restaurants, an entry complex elevated bar, a beach bar, a convenience store, a gym, a tennis/ multi-purpose court, a squash court, a children's playground complete with swings and slides, trampolines and a jungle Jim, a central pool and deck area and water sports pavilion.
- The development also contains 10 single room/ spa short stay units aimed to supplement facility operational management costs.
- The development is primarily aimed at residents of HCMC who desire a coastal second home that generates a solid investment return.

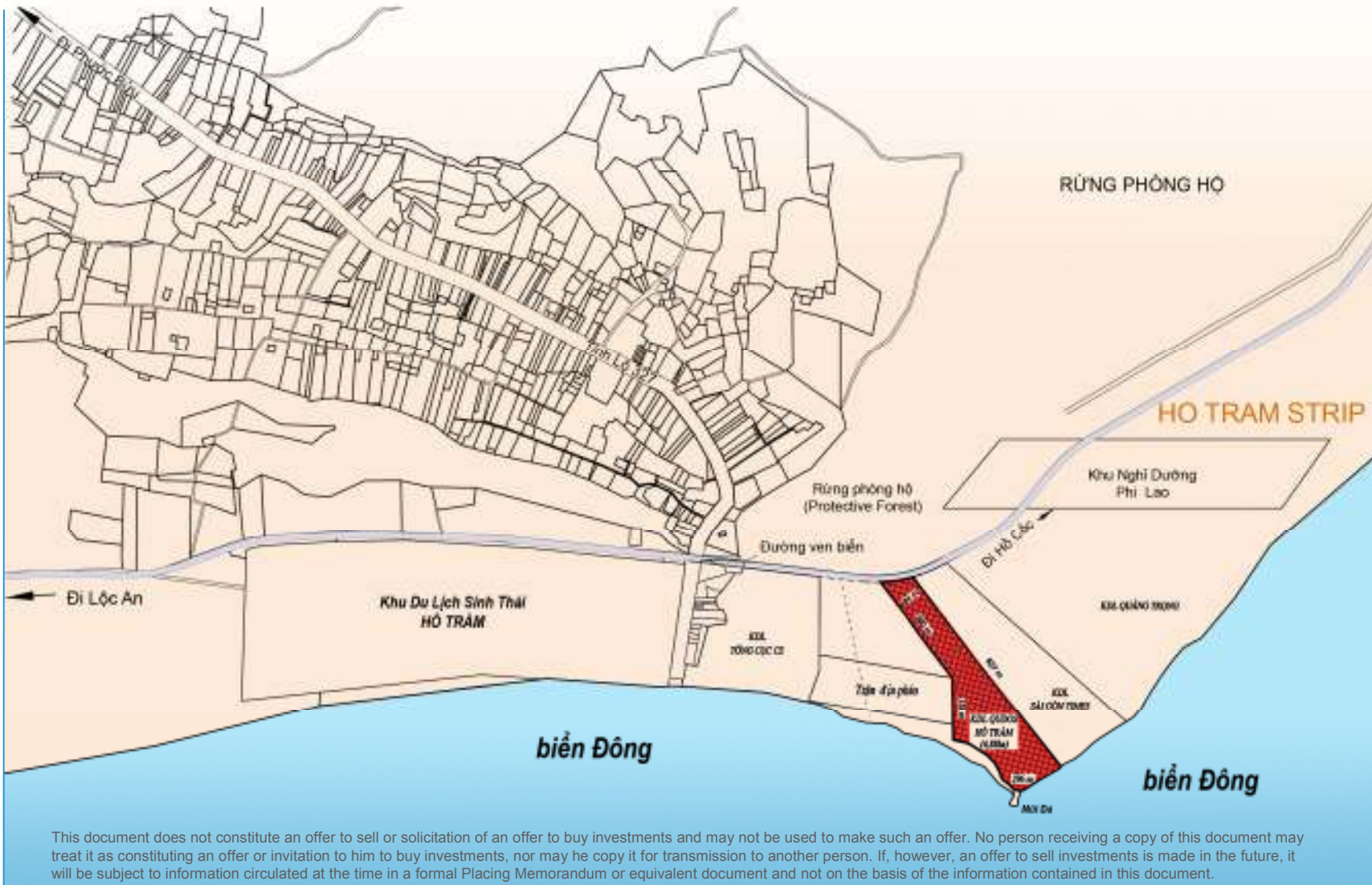


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Location Map



Site Location



Site Plan



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Project Description

Supporting Facilities – Retail & Recreation Precinct

- Outlets shall be constructed in shell form and sub-leased to selected operators
- Outlets to include:
 - Mini – mart
 - Restaurants, Bars & Cafes
 - Butcher
 - Fish & Chip Shop
 - Several retail shopping outlets
 - Children's play zone
 - Art Gallery
 - ATM's
 - Car & Motorbike Parking



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Project Description

Supporting Facilities – Residential Resort

- Main entry reception area and car parking.
- Convenience store.
- An entry complex elevated restaurant.
- An entry complex elevated bar.
- Back of house and staff facilities incorporated below main entry reception facilities.
- A children's playground complete with swings and slides, trampolines and a jungle Jim with play equipment.
- A kiosk to service the children's play area.
- A fully equipped fitness centre.
- Sports pavilion and tennis/ multi-purpose court.
- A spa complete with 4 private serviced massage suites that can be utilized for hotel rooms during peak times.
- 6 additional overflow hotel rooms for use during peak times.
- Seaside central area kitchen and restaurant facilities.
- Main pool and sun deck areas.
- Pool bar and service facilities.
- Water sports storage facility.
- Pool area amenities.
- Jetty and sea pool.
- A lake area with canoeing and fishing facilities.
- 15 soft furnished beach pavilions for shelter dining and lounging



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Project Description

Villas

- The development includes the following villas for sale:
 - i. 13 Type 1 - 5 bedroom villas of approximately 260m² with an additional 80m² storage/recreational area beneath. Total area 340m².
 - ii. 4 Type 2 - 4 bedroom villas of approximately 170m² with an additional 75m² storage/recreational area beneath. Total area 245m².

Condominiums

- The development includes the following condominiums for sale:
 - i. 39 Type 5 - 2 bedroom condominiums of approximately 91m², with 14m² of private balcony and 6m² of rear shared balcony/BBQ area. Each condominium comes with duel parking in the basement for two cars 23m². Total area 134m².
 - ii. 16 Type 6 - 2 bedroom condominiums of approximately 91m², with 14m² of private balcony and 6m² of rear shared balcony/BBQ area. Each condominium comes with duel parking in the basement for two cars 23m². Total area 134m².



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Villas



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Villas



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Villas

5 Bedroom Villa

- The design of each villa is based around a central internal and external living area.
- The living area separates the master bedroom and en-suite wing from the guest bedroom wing that affords the living spaces visual privacy and protection from the elements.
- The entire living area of each villa is on one elevated level constructed to the highest standards.
- Each villa is provided with a multi-purpose minimally finished storage/recreation space beneath. Possible uses being boat/car park, storage, games or further bedrooms.
- Each villa has its own private swimming pool.



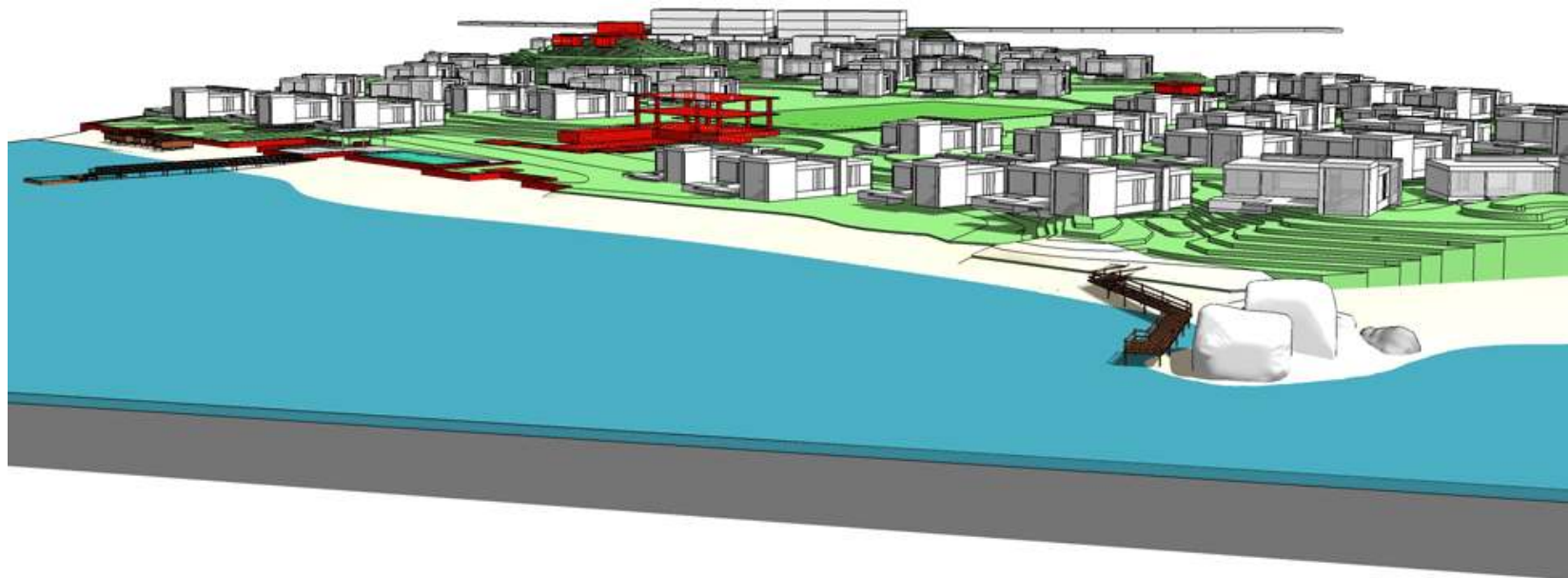
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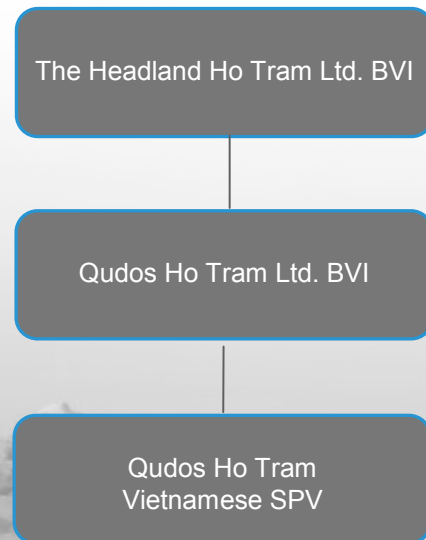
Site Massing Diagram



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Project Structure

- The Project name is The Headland Ho Tram. The Project Holding Company is The Headland Ho Tram Ltd., a British Virgin Islands company that holds 100% of Qudos Ho Tram Ltd., a British Virgin Islands Company that holds the investment license for the project. Qudos Ho Tram Ltd. (BVI) owns 100% of The Vietnamese Special Purpose Vehicle (SPV). The SPV, Qudos Ho Tram Ltd., is a Vietnamese limited liability company licensed under Investment Certificate No. 491043000092 issued by The Peoples Committee of Ba Ria – Vung Tau Province dated 9th April 2008. The project is licensed as a 100% foreign owned project.



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Development Status

- The following legal documentation is now held:
 - i. certificate of Tax Registration No. 3500867565 issued by Tax Department of Ba Ria – Vung Tau Province dated 2nd May 2008;
 - ii. decision of Approval for Environment Impact Assessment of the project issued by Department of Resources and Environment of Ba Ria – Vung Tau Province dated 30th Jan 2008.
 - iii. site Allocation of 10 hectares of Land in Phuoc Thuan Commune, Xuyen Moc District, Ba Ria – Vung Tau Province issued by Department of Construction of Ba Ria – Vung Tau Province dated 13rd Sep 2007.
 - iv. a completed site topographic and cadastral survey with appraisal minutes No. 53/BBTD-DH issued by Department of Resources and Environment of Ba Ria – Vung Tau Province dated 31st Oct 2007.
 - v. approval-in-principle for the project issued by The Peoples Committee of Ba Ria – Vung Tau Province No. 4903/UBND-VP dated 01st 08 2007.
- In April 2011 the development diminished in size due to issues over neighboring military land that shall now remain under the control of the military. It is understood that this shall remain vacant and used only sporadically. It is likely that the land shall be offered for development by the military at some future date.
- The site has now been reallocated, and is approximately 5.2Ha.
- Submission for planning approval is to be made in April/ May 2012.



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The Project Team

Design

Architectural Design – AW2

- AW2 brings vast experience in international 4 and 5 star resort projects including the following projects in Vietnam:
- The Nam Hai – Quang Nam
- Six Senses Evasion Hydeaway Resort – Con Dao
- Alila Villas Anarya – Phan Thiet
- Greg Norman Estates –
- The Flamingo Resort
- www.aw2.net

Project & Cost Management – HBP

Construction Management – HBP

Engineering Design – HBP

- The HBP Group has over 15 years of in-country experience in design and project, cost and construction management. HBP has an unrivalled range of completed prestigious projects to its credit in Vietnam including involvement in a range of residential and resort projects.
- www.hbpasia.com



6 Senses Evasion Hydeaway Resort



The Nam Hai

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Other Relevant Developments In Ho Tram

The Sanctuary Ho Tram

- 67 villas for sale.
- Construction of the first villas are nearing completion.
- The hotel component of the project is currently in its design phase.

Ho Tram Strip

- Bulk earthworks have commenced on site.
- Piling works have commenced on site.
- No sales information is as yet available.
- Site area is approximately 169 hectares.

Adjacent Developments

- Saigon Times
- Khu Du Lich Quang Trong
- Military Land
- Police Land



Source: Heritage Magazine



Source: www.hotramstrip.com

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