



**SAMPLE**

# Alternaty Master Plan Review Sample



**Prepared by:**

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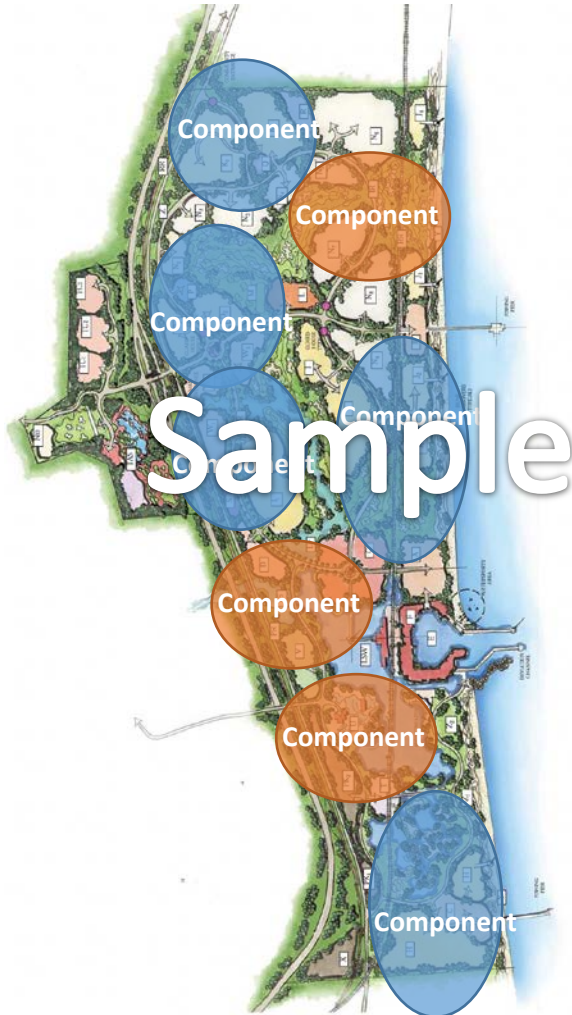
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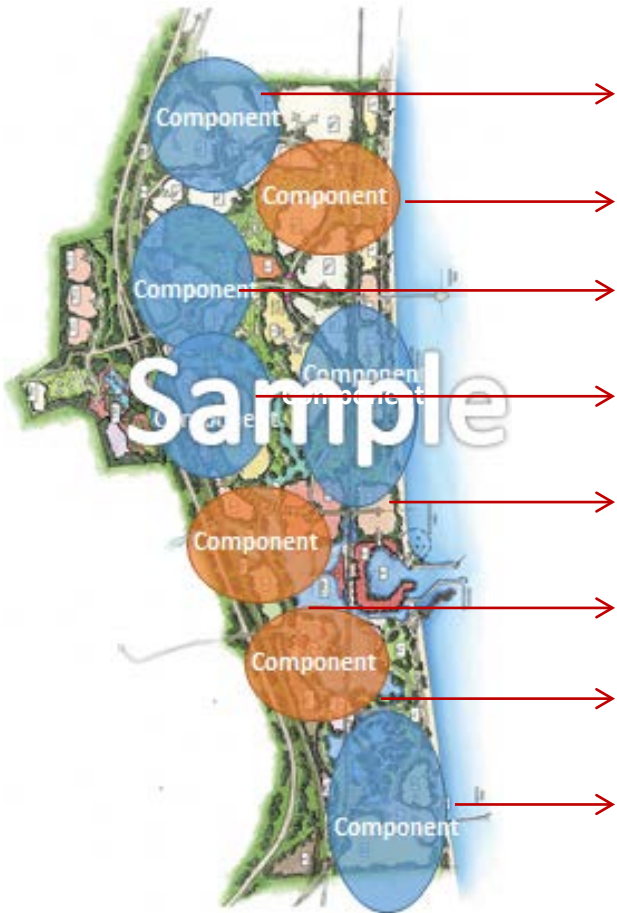
Components	Land Area sm	No. of Rooms/Units	Total GFA	FootPrint	Cov. Ratio
<b>No. of Sub. Components</b>					
Component	1 [Confidential]	No.	sm	sm	%
Component	1 [Confidential]	No.	sm	sm	%
Component	4 [Confidential]	No.	sm	sm	%
Component	2 [Confidential]	No.	sm	sm	%
Component	1 [Confidential]	No.	sm	sm	%
Component	1 [Confidential]	No.	sm	sm	%
Component	1 [Confidential]	No.	sm	sm	%
Component	1 [Confidential]	No.	sm	sm	%
<b>Total Land Used</b>	[Confidential]	No.	sm	sm	%

*The Master Plan is for illustration purpose only*



# Master Plan Review

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Investment	Stage 1	Stage 2	Stage 3
Direct Investment	Component No. of Keys/Units		
Direct Investment	Component No. of Keys/Units		
Direct Investment		Component No. of Keys/Units	
Direct Investment			Component No. of Keys/Units
Third Party Investment	Component No. of Keys/Units		
Third Party Investment	Component No. of Keys/Units		
Third Party Investment		Component No. of Keys/Units	
Third Party Investment			Component No. of Keys/Units
<b>Total Keys/Units</b>	<b>No. of Keys</b>	<b>No. of Keys</b>	<b>No. of Keys</b>
<b>Total Direct Investment</b>	<b>US\$</b>	<b>US\$</b>	<b>US\$</b>

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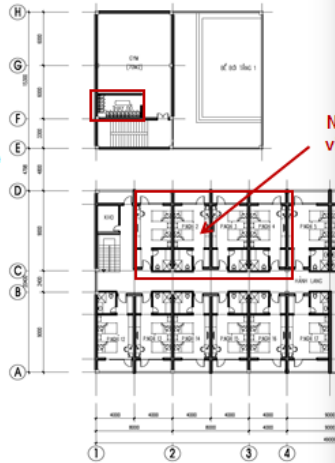
# Alternaty Master Plan Review Sample Mater Plan Review



Master Plan Review

## Master Plan Review Room

- Number of rooms increases to 21 from 19 (by reducing the area to 30+ sm)
  - At least 3 rooms on the left corner do not have view (blocking by the building of gym/spa/swimming pool)
  - → this area can allocate more treatment rooms which do not require the view. → then the built area for spa/gym in outside building can be reduced.
- Changing/Fitting Room
  - There are two fitting rooms on the gym/spa building – on ground and first floor – which can be combined for efficient operation and reduce GFA.



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## Master Plan Review Receive & Purchase Area

- Receive & Purchase Area is in front side of the building.
  - The villas can look over and see the purchased items loading.
  - Share the same main access with resort guests



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# Alternaty Master Plan Review Sample

## Mater Plan Review

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Master Plan Review

### Master Plan Review

#### Alternaty Recommendations

- Generally the ground floor layout is quite good and is functional, perhaps at 8 limitations
  - Lack of interaction and consideration of surroundings – back of kitchen
  - Disconnect between back of house and kitchen
  - No pool functionality areas (bathrooms, pump rooms, sauna, steam etc)
- Our recommendations are:
  - Consolidate spa/gym/meeting room area on ground floor for more eff costs
  - In order to create more space, move pool area outside of main building. Perhaps enlarge (lengthen, not widen) floor plate if necessary.
- Advantages
  - ADD has prime view, prime corner location, with glass façade has plant area, view of the common area, pool, villas, connection with kitchen (all
  - Staff entrance, BOH, prep areas, kitchens all connected
  - Meeting room have direct access to lobby, and kitchen, and can explor
- Limitations
  - Kitchen still a bit far from All day dining. Option 2 to swap position of A
  - Also – need provision to connect next building in the future.

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### Considering the Impact on the Surroundings

Right Now there is no interaction between the building and this outside area.

Prime corner of the project, that's why we recommend lobby/reception/all day dining or meeting space here, not back of kitchen