

Amwaj Islands – Description of Method of Calculation of Area & Entitlements for Voting Power of Plots			
<b>1 Method of Calculation the Area of the Plots</b>			
1.1	The area of each Plot consist of single owned Building, a Villa or a townhouse has been calculated based on the area of the Plot as mentioned on the Plot Title Deeds registered in SLRB.		
1.2	The area of each subsidiary Association has been calculated based on the area of the Plot as mentioned on the Plot Title Deeds registered in SLRB.		
1.3	The area of the main Association has been calculated based on the total Areas of all Plots within the Main Association including the Plots where the Main Association Common Areas are erected such as stores, recreation center, swimming pools etc, each plot areas as mentioned on the Plot Title Deeds registered in SLRB, Excluding the Main Roads within the main Association.		
1.4	The area of undeveloped Plots has been calculated based on the Plot Area, as mentioned on the Plot Title Deeds registered in SLRB.		
<b>2 Method of Calculation of Entitlement / Voting Power of Each Plot</b>			
2.1	The Plot entitlement was calculated by reference to the Plot's Area rounded to the nearest whole number by the sum of all Plots areas X 1000		
2.2	To calculate the Entitlement, an adjustment is made to the Plots Area based on the intended primary use of the Plots, the Maximum Allowable Built-Up Area, or the Actual Built-Up Area as per the best international practice; the adjustment factors are shown in Schedule 4.		
2.3	Each Plot shall have an Entitlement as specified in the table of Schedule (4). The percentage allocated to each Plot shall be used to determine the undivided share of the Plot in the Central Common Parts and the Value of Votes at the Annual General Assemblies of the Central Association.		
Amwaj Islands – Plot Allowable Built Up Area			
No.	Area or Zone	Factor	Notes
1	RA & RHA Plots	1.5	Factor based that the Max Allowable Built up for these plots is 150%
2	B20 and SP Plots	8.5	Factor based that the Max Allowable Built up for these plots is 850%
3	B15 Plots	6.5	Factor based that the Max Allowable Built up for these plots is 650%
4	B10 Plots	4.5	Factor based that the Max Allowable Built up for these plots is 450%
5	B5 Plots	4	Factor based that the Max Allowable Built up for these plots is 400%
6	Tala Main Association - B5 Plots	4	Factor based that the Max Allowable Built up for these plots is 400%
6.1	Tala Main Association - Villas	1.5	Factor based that the Max Allowable Built up for these plots is 150%
7	Floating City Main Association:		
	a: Villas over the Canal	1.5	Factor based that the Max Allowable Built up for these plots is 150%
	b: Sea View Villas Plots	1.5	Factor based that the Max Allowable Built up for these plots is 150%
	c: B3 Buildings overlocking the Main Road	3	Factor based that the Max Allowable Built up for these plots is 300%
8	Hotels Project		Factor Based on each plot allowable Built Up Area
9	The Lagoon Project	3	Factor is 3 based on the Max Allowable Built up area