

GROSS FLOOR AREA

		PLOT 1			PLOT 2	
		CARPARK	RETAIL	STUDIO APARTMENT (2 TOWERS)	CARPARK	SERVICE APARTMENT
Item	Description	(m2)	(m2)	(m2)	(m2)	(m2)
1	Basement	16,921.48				
2	Level 1_Retail		10,645.99			
3	Level 2_Retail		10,645.99			
4	Level 3_Retail		10,645.99			
5	Level 4-MSCP	8,515.97				
6	Level 5_MSCP	8,515.97				
7	Level 6_MSCP	8,515.97				
8	Level 7_Podium_Studio Apartment			3,227.64		
9	Level 7_Podium_Facilities			892.93		
10	Level 7_Podium_Remaining			4,395.40		
11	Level 8_Studio Apartment			2,350.48		
12	Level 9_Studio Apartment			2,350.48		
13	Level 10_Studio Apartment			2,350.48		
14	Level 11_Studio Apartment			2,350.48		
15	Level 12_Studio Apartment			2,350.48		
16	Level 13_Studio Apartment			2,350.48		
17	Level 14_Studio Apartment			2,350.48		
18	Level 15_Studio Apartment			2,350.48		
19	Level 16_Studio Apartment			2,350.48		
20	Level 17_Studio Apartment			2,350.48		
21	Level 18_Studio Apartment			2,350.48		
22	Level 19_Studio Apartment			2,350.48		
23	Level 20_Studio Apartment			2,350.48		
24	Level 21_Studio Apartment			2,350.48		
25	Level 22_Studio Apartment			2,350.48		
26	Level 23_Studio Apartment			2,350.48		
27	Level 24_Studio Apartment			2,350.48		
1	Level 1_Residence lobby+ carpark				5,799.58	803.98
2	Level 1a_Mezzanine_MSCP				5,780.07	
3	Level 2_MSCP				6,603.56	
4	Level 3-MSCP				6,603.56	
5	Level 4_MSCP				6,603.56	
6	Level 5_MSCP				6,603.56	
7	Level 6_Podium_Service Apartment					2,800.68
8	Level 6_Podium_Facilities					885.98
9	Level 6_Podium_Remaining					2,954.40
10	Level 7_Service Apartment					2,800.68
11	Level 8_Service Apartment					2,800.68
12	Level 9_Service Apartment					2,800.68
13	Level 10_Service Apartment					2,800.68
14	Level 11_Service Apartment					2,800.68
15	Level 12_Service Apartment					2,800.68
16	Level 13_Service Apartment					2,800.68
17	Level 14_Service Apartment					2,800.68
18	Level 15_Service Apartment					2,800.68
19	Level 16_Service Apartment					2,800.68
20	Level 17_Service Apartment					2,800.68
21	Level 18_Service Apartment					2,800.68
22	Level 19_Service Apartment					2,800.68
23	Level 20_Service Apartment					2,800.68
24	Level 21_Service Apartment					2,800.68
25	Level 22_Service Apartment					2,800.68
26	Level 23_Service Apartment					2,800.68
27	Level 24_Service Apartment					2,800.68
28	Level 25_Service Apartment					2,800.68
29	Level 26_Service Apartment					2,800.68
30	Level 27_Service Apartment					2,800.68
	TOTAL	42,469.39	31,937.97	48,474.13	37,993.89	66,259.23
		122,881.49			104,253.11	
					CFA EFFICIENCY	%
					PLOT 1	47.03020275
					PLOT 2	48.12817617



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		CARPARK	RETAIL	STUDIO APARTMENT (2 TOWERS)	CARPARK	SERVICE APARTMENT
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1	Basement	16,921.48				
2	Level 1_Retail		10,645.99			
3	Level 2_Retail		10,645.99			
4	Level 3_Retail		10,645.99			
5	Level 4-MSCP	8,515.97				
6	Level 5_MSCP	8,515.97				
7	Level 6_MSCP	8,515.97				
8	Level 7_Podium_Studio Apartment			3,227.64		
9	Level 7_Podium_Facilities			892.93		
10	Level 7_Podium_Remaining			4,395.40		
11	Level 8_Studio Apartment			2,350.48		
12	Level 9_Studio Apartment			2,350.48		
13	Level 10_Studio Apartment			2,350.48		
14	Level 11_Studio Apartment			2,350.48		
15	Level 12_Studio Apartment			2,350.48		
16	Level 13_Studio Apartment			2,350.48		
17	Level 14_Studio Apartment			2,350.48		
18	Level 15_Studio Apartment			2,350.48		
19	Level 16_Studio Apartment			2,350.48		
20	Level 17_Studio Apartment			2,350.48		
21	Level 18_Studio Apartment			2,350.48		
22	Level 19_Studio Apartment			2,350.48		
23	Level 20_Studio Apartment			2,350.48		
24	Level 21_Studio Apartment			2,350.48		
25	Level 22_Studio Apartment			2,350.48		
26	Level 23_Studio Apartment			2,350.48		
27	Level 24_Studio Apartment			2,350.48		
1	Level 1_Residence lobby+ carpark				5,799.58	803.98
2	Level 1a_Mezzanine_MSCP				5,780.07	
3	Level 2_MSCP				6,603.56	
4	Level 3-MSCP				6,603.56	
5	Level 4_MSCP				6,603.56	
6	Level 5_MSCP				6,603.56	
7	Level 6_Podium_Service Apartment					1,983.13
8	Level 6_Podium_Facilities					885.98
9	Level 6_Podium_Remaining					3,771.95
10	Level 7_Service Apartment					2,800.68
11	Level 8_Service Apartment					2,800.68
12	Level 9_Service Apartment					2,800.68
13	Level 10_Service Apartment					2,800.68
14	Level 11_Service Apartment					2,800.68
15	Level 12_Service Apartment					2,800.68
16	Level 13_Service Apartment					2,800.68
17	Level 14_Service Apartment					2,800.68
18	Level 15_Service Apartment					2,800.68
19	Level 16_Service Apartment					2,800.68
20	Level 17_Service Apartment					2,800.68
21	Level 18_Service Apartment					2,800.68
22	Level 19_Service Apartment					2,800.68
23	Level 20_Service Apartment					2,800.68
24	Level 21_Service Apartment					2,800.68
25	Level 22_Service Apartment (Sky Garden Opening)					2,800.68
26	Level 23_Service Apartment (Sky Garden Opening)					1,983.13
27	Level 24_Service Apartment					2,800.68
28	Level 25_Service Apartment					2,800.68
29	Level 26_Service Apartment					2,800.68
30	Level 27_Service Apartment					2,800.68
31	Level 28_Service Apartment					2,800.68
	TOTAL	42,469.39	31,937.97	48,474.13	37,993.89	68,242.35
		122,881.49			106,236.24	
					CFA EFFICIENCY	%
					PLOT 1	47.03020275
					PLOT 2	47.22976022





PLOT 2		Level	PARKING			SERVICED APARTMENT																				
			Car Bays	M/C Bays	Carpark area	BLOCK A							BLOCK B													
						No. of Parking	GFA	NFA	Circulation	M&E	Lift	Stair	Garden	Facilities	NFA	Circulation	M&E	Lift	Stair	Garden	Facilities					
	REMARKS																									
PODIUM	Multi-Storey Carpark	1	130	556	5,800							804														
	Multi-Storey Carpark																									
	Mezzanine	1A	137	21	5,780																					
	Multi-Storey Carpark	2	207	124	6,604																					
	Multi-Storey Carpark	3	207	124	6,604																					
	Multi-Storey Carpark	4	207	124	6,604																					
	Multi-Storey Carpark	5	201	140	6,604																					
	Apt. Podium Level 5	6			2,999	1,156	115	10	26	33		886	1,152	115	53	26	33									
UPPER LEVEL	Typical Floors	7				1,156	115	10	26	33			1,152	115	10	26	33	169								
		8				1,156	115	10	26	33			1,152	115	10	26	33									
		9				1,156	115	10	26	33			1,152	115	10	26	33									
		10				1,156	115	10	26	33			1,152	115	10	26	33									
		11				1,156	115	10	26	33			1,152	115	10	26	33									
		12				1,156	115	10	26	33			1,152	115	10	26	33									
		13				1,156	115	10	26	33			1,152	115	10	26	33									
		14				987	115	10	26	33	169		987	115	10	26	33									
		15				987	115	179	26	33			987	115	179	26	33									
		16				1,156	115	10	26	33			1,152	115	10	26	33									
		17				1,156	115	10	26	33			1,152	115	10	26	33									
		18				1,156	115	10	26	33			1,152	115	10	26	33									
		19				1,156	115	10	26	33			1,152	115	10	26	33									
		20				1,156	115	10	26	33			1,152	115	10	26	33									
		21				1,156	115	10	26	33			1,152	115	10	26	33									
		22				1,156	115	10	26	33			1,152	115	10	26	33									
		23				1,156	115	10	26	33			1,152	115	10	26	33									
		24				1,156	115	10	26	33			1,152	115	10	26	33									
		25				1,156	115	10	26	33			1,152	115	10	26	33									
		26				1,156	115	10	26	33			1,152	115	10	26	33									
		27				1,156	115	10	26	33		1,152	115	10	26	33										
		SUB TOTAL						25,088	2,527	399	565	726	169	1,690	25,014	2,527	441			565	726	169	0			
		TOTAL (excl. Carpark, Lift & Stair)			1,089	1,089	40,993	29,873														28,151				

All numbers above are calculated based on SQ.M.  
For SQ.FT, multiply by 10.7639.

<u>PLOT 2 - DEVELOPMENT SUMMARY</u>			
NO. OF CAR BAYS	1,089		
NO. OF MOTORCYCLE BAYS	1,089		
<u>CALCULATIONS OF PARKING REQUIREMENTS (CAR AND MOTORCYCLE)</u>			
TOTAL NO. OF APARTMENT UNITS	520 UNITS	NFA	REQUIRED NO. OF PARKING BAYS*
		50,102 SQ.M	1,079
		539,296 SQ.FT	
*Serviced Apartment parking bays calculated based on 1 car bay required for every 500 SQ. FT (NFA)		5 ADDITIONAL OKU CAR BAYS REQUIRED	1,084

	SQ.M	SQ.FT
TOTAL GFA (EXCLUDING CARPARKS, LIFTS AND STAIRS)	58,024	624,569
OVERALL DEVELOPMENT AREA (INCLUDING ALL CORE / SERVICES AND COMMON FACILITIES)	60,607	652,365
OVERALL DEVELOPMENT AREA (INCLUDING ALL CORE / SERVICES, COMMON FACILITIES & CARPARK)	101,600	1,093,609

SITE AREA

3.0 ACRES / 12,141 SQ.M / 130,680 SQ.FT

PLOT RATIO

4.78 86.26 %

TYPICAL FLOOR PLAN EFFICIENCY [NFA/GFA PER FLOOR PLATE]

TOWER EFFICIENCY [NFA/GFA EXCLUDING CARPARK, CORE & SERVICES]

86.35 %

TOWER EFFICIENCY [NFA/GFA INCLUDING CORE & SERVICES]

82.67 %

EFFICIENCY [NFA/GFA INCLUDING CORE, SERVICES + CARPARK]

49.31 %

NOTE: The Plot Ratio is calculated based on the total GFA (excluding carpark, lifts and stairs) divided by the site area.