

revised brief

4/6/2015

1sqm	10.7639 sqft	1 ft	0.3048 m
1 ac	4,046.85 sqm		
Area	20.31 ac	82,191.52 sqm	
Plot Ratio	3.20		
Gross Floor Area (GFA)		263,012.86 sqm	
		2,831,044.17 sqft	

SCHEME 3_TRIANGULAR SCHEME

DESIGN BRIEF																		
COMPONENTS	TOTAL DEVELOPMENT			PHASE 1a			PHASE 1b			PHASE 2			PHASE 3			PHASE 4		
Land Area (sqm)	82,191.52			17,289.21			20,433.24			20,943.78			23,524.59			0.00		
Land Area (acres)	20.31			4.27			5.05			5.18			5.81			0.00		
PLOT B MIXED USE DEV.	sqm	sqft	%	sqm	sqft	%	sqm	sqft	%	sqm	sqft	%	sqm	sqft	%	sqm	sqft	%
Serviced Apartment	188,501.32	2,029,009	71.67%	0.00	0.00		24,505.17	263,771.22	13.00%	79,170.55	852,183.93	42.00%	84,825.59	913,054.21	45.00%	0.00	0.00	0.00%
Commercial	41,819.05	450,136	15.90%	25,091.43	270,081.61	60.00%	16,727.62	180,054.41	40.00%	0.00						-	0.00	0.00%
Sales Gallery	920.55	9,909	0.35%	0.00	0.00		920.55	9,908.65	100.00%	0.00								
Hotel	16,438.30	176,940	6.25%	0.00	0.00		16,438.30	176,940.26	100.00%	0.00								
Soho	15,333.65	165,050	5.83%	15,333.65	165,049.87	100.00%	0.00	-		0.00								
Gross Floor Area (GFA)	263,012.86	2,831,044.17	1.00	40,425.08	435,131.49		58,591.64	630,674.54		79,170.55	852,183.93		84,825.59	913,054.21		0.00	0.00	
PLOT RATIO	3.20			2.34			2.87			3.78			3.61			0.00		

II CAR PARK PROVISION																		
COMPONENTS	TOTAL DEVELOPMENT			PHASE 1a			PHASE 1b			PHASE 2			PHASE 3			PHASE 4		
	GFA-30%(sqft)	NO.		GFA-30%(sqft)	NO.		GFA-30%(sqft)	NO.		GFA-30%(sqft)			GFA-30%(sqft)	NO.		GFA-30%(sqft)	NO.	
Serviced Apartment	1,420,306.55	3,408.74		0.00	0.00		184,639.85	443.14		596,528.75	1,431.67		639,137.95	1,533.93		0.00	0.00	
Commercial	315,095.22	630.19		189,057.13	378.11		126,038.09	252.08		0.00	0.00		0.00	0.00		0.00	0.00	
Sales Gallery	6,936.06	13.87		0.00	0.00		6,936.06	13.87		0.00	0.00		0.00	0.00		0.00	0.00	
Hotel	123,858.18	37.50		0.00	37.50		123,858.18	37.50		0.00	37.50		0.00	37.50		0.00	37.50	
Soho	115,534.91	231.07		115,534.91	231.07		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
		4,321.37			646.68			746.58			1,469.17			1,571.43				0.00

COMPONENTS	TOTAL DEVELOPMENT			PHASE 1a			PHASE 1b			PHASE 2			PHASE 3			PHASE 4		
Land Area (sqm)	82,191.52			17,289.21			20,433.24			20,943.78			23,524.59			0.00		
Land Area (acres)	20.31			4.27			5.05			5.18			5.81			0.00		
PLOT B MIXED USE DEV.	sqm	sqft	%	Total	Footprint	No. of storey	Total	Footprint	No. of storey	Total	Footprint	mber of sto	Total	Footprint	mber of sto	Total	Footprint	mber of sto
Serviced Apartment	188,501.32	2,029,009	71.67%	0.00			24,505.17	1,104.86	22.18	79,170.55	1,104.86	71.66	84,825.59	1,104.86	76.77	0.00	0.00	-
Commercial	41,819.05	450,136	15.90%	25,091.43	131.04	4.79	16,727.62	3,402.00	2.76	0.00						0.00		
Sales Gallery	920.55	9,909	0.35%	0.00			920.55			0.00						0.00		
Hotel	16,438.30	176,940	6.25%	0.00			16,438.30	980.07	16.77	0.00						0.00		
Soho	15,333.65	165,050	5.83%	15,333.65	2,489.73	6.16	0.00			0.00						0.00		
Gross Floor Area (GFA)	263,012.86	2,831,044.17	1.00	40,425.08	2,620.77	10.95	58,591.64	5,486.93	41.71	79,170.55	1,104.86	71.66	84,825.59	1,104.86	76.77	0.00	0.00	0.00
PLOT RATIO	3.20			2.34			2.87			3.78			3.61			0.00		