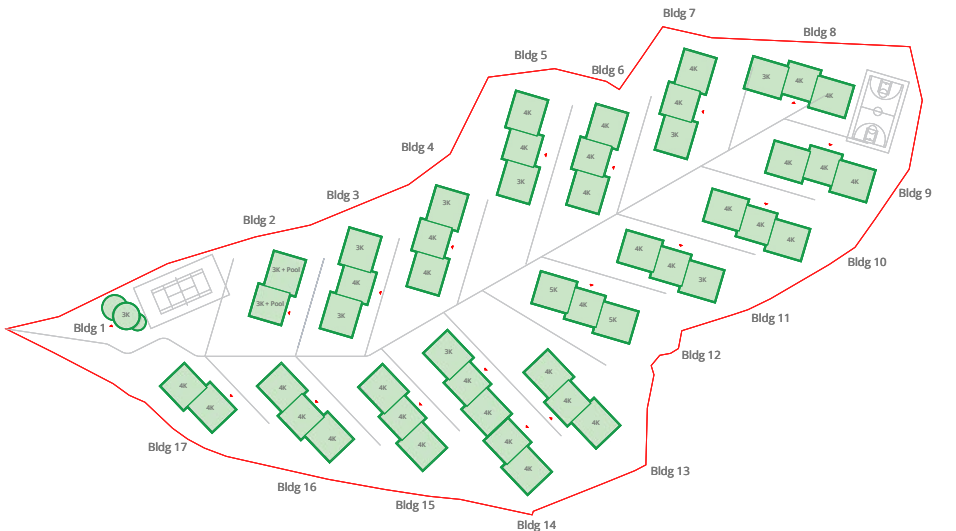


Disclaimer

1. All area calculations as per attached concept design documentation. All values will be subject to adjustments in further design stages.
2. All unit layouts are conceptual only and might vary substantially with alternative layout options.
3. In consideration of parking stall calculations, note that a substantial amounts of stalls will be lost for MEP and Greenspaces

*Note: The current unit distribution is 4 % too high in 2 Bedroom units and 4% too low in single bedroom units.
To achieve the requested 60 to 30% distribution, some of the current B2 layout in Bldgs. 10 and 12 can be modified into single bedroom layouts (see next page)



Total Area of Plot	41,670 m2	(Provided by Site Survey)
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Bldg No.	Max/Top Floor Level	Balcony %	Balcony GFA Estimate (m2)	L1 Balconies (Redundant)	Above Ground GFA (m2)	Notes
1	3k				500	To be designed
2	3k	14%	197	68	1,895	Gym/ Pool/ Shop TBD (416m2)
3	4k	10%	141	76	2,165	
4	4k	13%	224	89	2,407	
5	1k	12%	226	85	2,592	
6	4k	13%	290	89	2,915	
7	4k	13%	250	89	2,607	
8	4k	10%	180	76	2,562	
9	4k	10%	210	76	2,862	
10	4k	12%	273	85	2,981	
11	4k	12%	245	85	2,749	
12	5k	12%	346	85	3,593	Exceeds max 4k
13	4k	13%	289	89	2,905	
14	4k	13%	504	153	5,054	
15	4k	12%	262	85	2,895	
16	4k	13%	264	89	2,715	
17	4k	14%	207	68	1,963	

Reduction in L1 Balconies (1,387)

Balcony GFA	4,108		m2
Interior GFA		41,252	m2

TOTAL Above Ground GFA	45,360	m2
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Note: Max GFA as per planning approval (13.06.23) 46,572 m2

TOTAL Below Ground GFA	34,213	m2	Total Parking Stalls: 779
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Total Designed Units
Total Units (incl. TBD)
Percentage Distribution*

Unit Distribution			
No. of Units	1 bed	2 bed	3 bed
12	6	6	
16	6	10	
16	6	10	
18	6	12	
20		16	4
15		12	3
17	5	12	
18		14	4
17		13	4
18	7	11	
19		14	5
21	7	14	
36	14	22	
24	8	16	
22	8	14	
16	12	4	
	1 bed	2 bed	3 bed
305	85	200	20
332	85	214	33
100%	26%	64%	10%

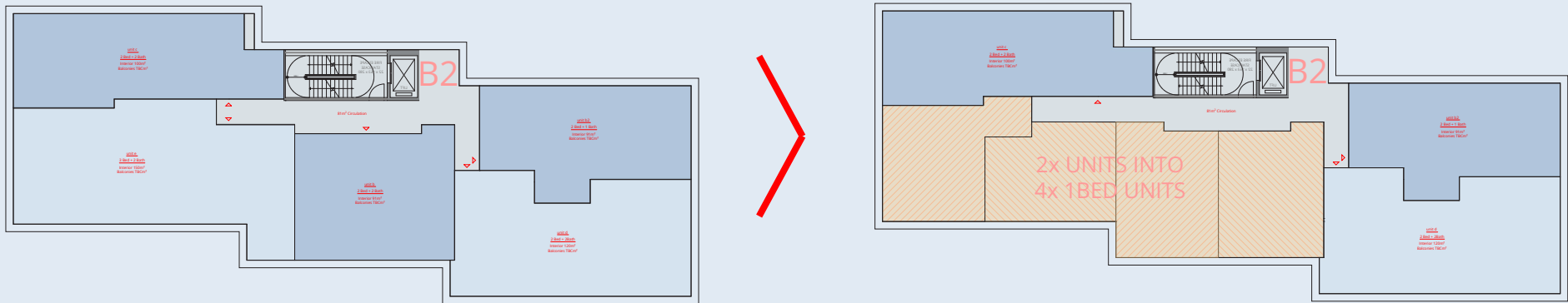
Units TBD	
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Special Access Unit (2 bed)	Penthouse (3 bed)
	1
2	1
2	1
2	1
2	2
	1
2	1
2	2
	1
	1

2 bed	3 bed
14	13

1 bed	2 bed	3 bed
85	200	20
85	214	33
26%	64%	10%

The current unit distribution is 4 % too high in 2 Bedroom units and **4% too low in single bedroom units.** To achieve the requested 60 to 30% distribution, some of the current **B2 layout in bldgs 10 and 12** can be modified into single bedroom layouts.



UNIT DISTRIBUTION B2 LAYOUT PROPOSAL



Parking Stalls

Bldg No.	L-1	L-2	L-3
1			
2	16		5
2 ex	15		
3		28	
3 ex		13	
4	22		
5	24	34	
5 ex		23	
6	20	22	
7	20	20	
8		26	
8 ex	17	49	
9	24	22	
10	24	24	
11	22	36	
12	22	24	
13	22		
14	22	22	
14 ex		44	
15	22	22	
15 ex		18	
16		22	
17	17	16	

Stall Count	309	465	5
Total Stalls	779		

Total Apt units 332
2 stall per unit 664

TOTAL Below Ground GFA	34,213	m2
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A substantial amounts of stalls will be lost for
MEP and Greenspaces

UNDERGROUND PARKING - TECHNICAL INDEX