




C — GFA Area Plans

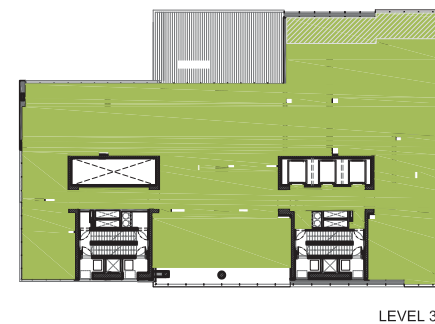
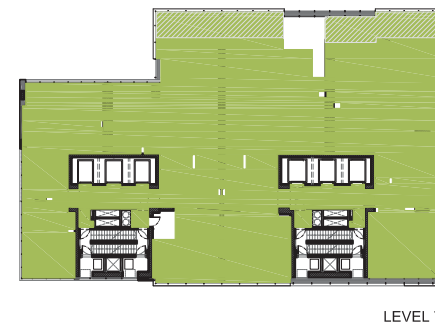
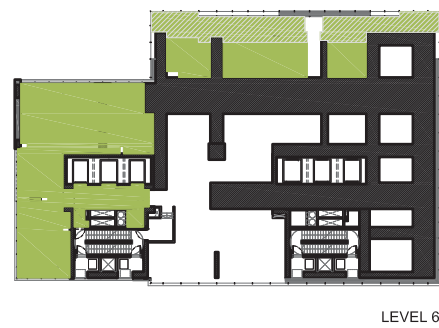
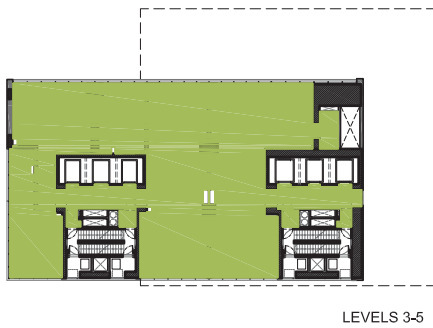
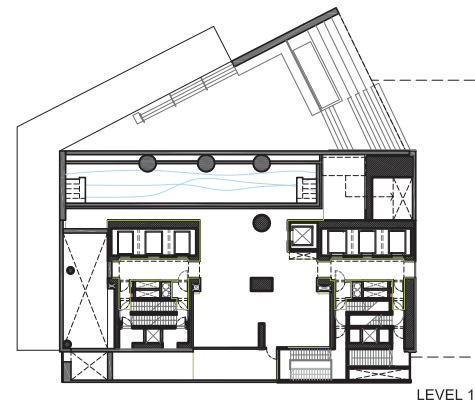
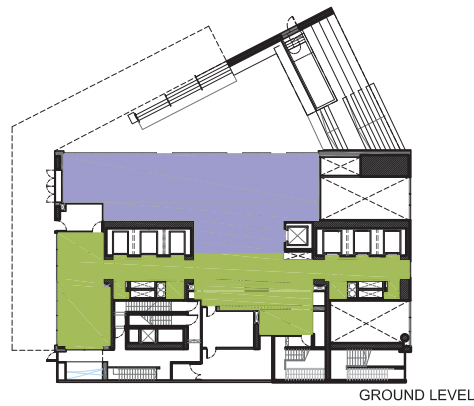
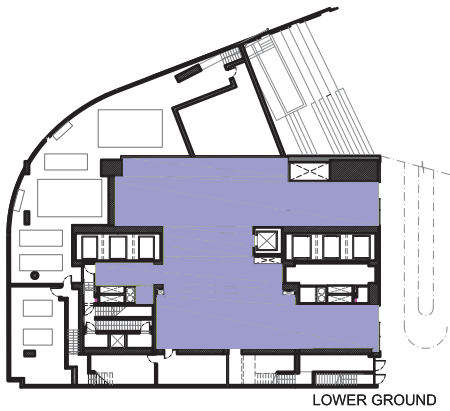


Appendix C

GFA Area Plans - Tower A (Kerry Hill Architects)

Key

	Retail
	Residential
	Design Excellence

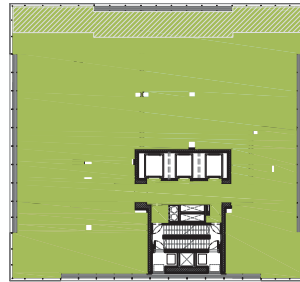


Appendix C

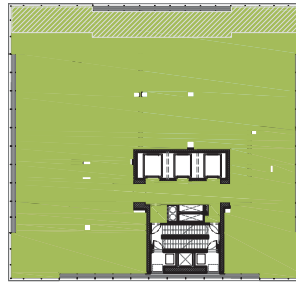
GFA Area Plans - Tower A (Kerry Hill Architects)

Key

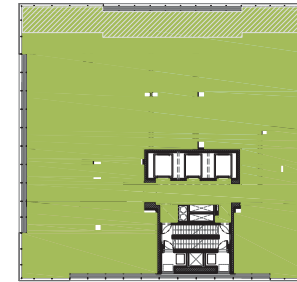
	Retail
	Residential
	Design Excellence



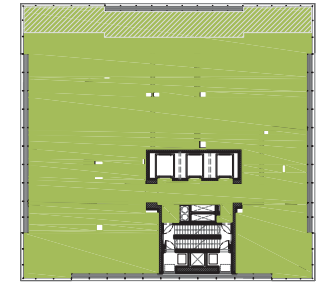
LEVELS 39



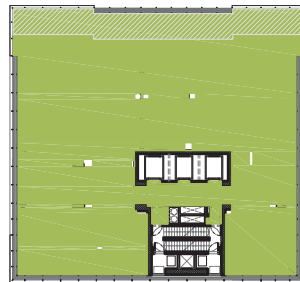
LEVELS 40-41



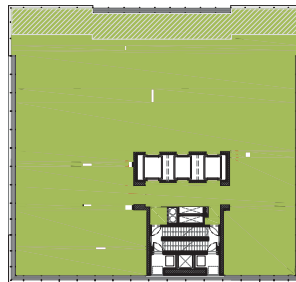
LEVELS 42-44



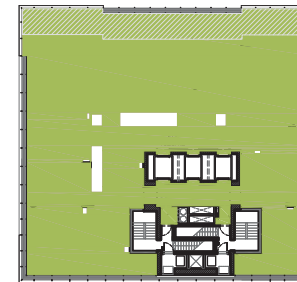
LEVELS 45-47



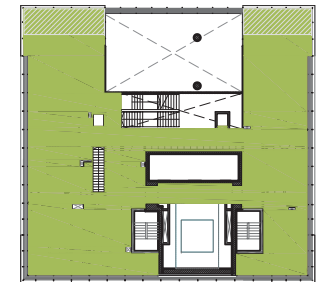
LEVELS 48-54



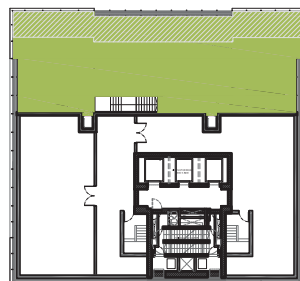
LEVELS 55-56



LEVEL 57



LEVEL 58



LEVEL 59

Appendix C

GFA Area Schedule - Tower A (Kerry Hill Architects)

LEVEL	SLEP 2012 Gross Floor Area (GFA) sqm			GBA	NSA		FLOOR / CEILING HEIGHTS	
	Retail	Residential	Balconies (Non GFA)		Retail	Residential	Floor to floor height (mm)	Clear ceiling height (mm)
59 Roof Plant		235		712		235	5320/3320	4530/2700
58		402		565		397	3420	3000
57		537		700		530	3420	3000
56		572		712		564	3420	3000
55		572		712		564	3420	3000
54		570		712		541	3420	3000
53		570		712		541	3420	3000
52		570		712		541	3420	3000
51		570		712		541	3420	3000
50		570		712		541	3420	3000
49		570		712		541	3420	3000
48		570		712		541	3420	3000
47		577		712		532	3120	2700
46		577		712		532	3120	2700
45		577		712		532	3120	2700
44		577		712		532	3120	2700
43		577		712		532	3120	2700
42		577		712		532	3120	2700
41		577		712		532	3120	2700
40		577		712		532	3120	2700
39 Roof Terrace		573	205	947		536	3120	2700
38		684	18	865		648	3120	2700
37		684	18	865		648	3120	2700
36		640	93	945		599	3120	2700
35		718	20	941		639	3120	2700
34		718	20	941		639	3120	2700
33		718	20	941		639	3120	2700
32		718	20	941		640	3120	2700
31		718	20	941		640	3120	2700
30		718	20	941		640	3120	2700
29		718	20	941		640	3120	2700
28		718	20	941		640	3120	2700
27		718	20	941		640	3120	2700
26		718	20	941		640	3120	2700
25		718	20	941		640	3120	2700
24		718	20	941		640	3120	2700
23		718	20	941		640	3120	2700
22		718	20	941		640	3120	2700
21		718	20	941		640	3120	2700
20		718	20	941		640	3120	2700
19		718	20	941		640	3120	2700
18		718	20	941		640	3120	2700
17		718	20	941		640	3120	2700
16		718	20	941		640	3120	2700
15		718	20	941		640	3120	2700
14		718	20	941		640	3120	2700
13		718	20	941		640	3120	2700
12		718	20	941		640	3120	2700
11		718	20	941		640	3120	2700
10		718	20	941		640	3120	2700
9		718	20	941		640	3120	2700
8		738		941		659	3120	2700
7		722		941		643	3120	2700
6 TRANSFER		260		941		238	3510	3090
5		426		627		354	3120	2700
4		426		627		354	3120	2700
3		426		627		354	3120	2700
2		416		627			4270	3850
1				719			2530	2270
0 Ground	165	162		929	163		6000 / 3470 / 3170	3850 / 3130 / 2830
Ground -1	308			896	305		4200 / 4450 / 6150	3700 / 3950 / 5000
Total	473	36467	874	50985	468	32643		

SLEP 2012 GROSS FLOOR AREA - Tower A	
GFA Residential	36467 sqm
GFA Retail	473 sqm
Total GFA:	36940 sqm
Total Balconies (Non GFA):	874 sqm
Total GBA:	50985 sqm

NSA Residential	32643 sqm
NSA Retail	468 sqm
Total NSA:	33111 sqm

COMMENTS

1) All measurements according to SLEP 2012 Gross Floor Area: Gross floor area (GFA) means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- a- the area of a mezzanine, and
- b- habitable rooms in a basement or an attic, and
- c- any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - d- any area for common vertical circulation, such as lifts and stairs, and
 - e- any basement:
 - i- storage, and
 - ii- vehicular access, loading areas, garbage and services, and
 - f- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - h- any space used for the loading or unloading of goods (including access to it), and
 - i- terraces and balconies with outer walls less than 1.4 metres high, and
 - j- voids above a floor at the level of a storey or storey above.

2) The revised total building height is 194m (RL200).





3) Net Saleable Area (NSA) - NSA is measured to internal face of external walls and windows and internal line of party walls. Saleable Area includes Winter Gardens but excludes sunscreening (louvres), common lobby, residential amenities, fire escape, risers, plant room and any terraces and balconies.

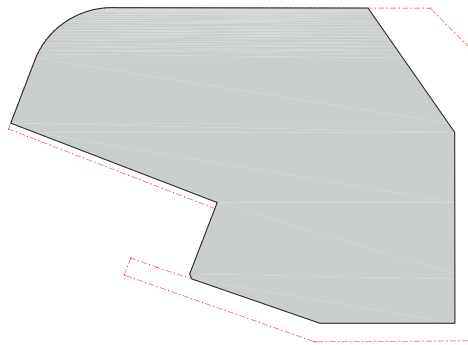
4) GBA (Gross Building Area) measured to the outside face of the building walls with deletions for voids in excess of 1m2 other than service risers and lift shafts which are not deducted.

5) All Floor to floor and Clear ceiling heights to be confirmed by Structural Engineer and Services Consultant.

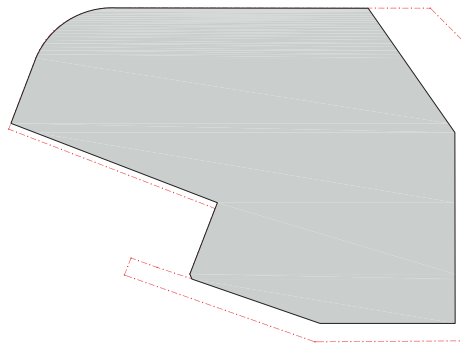
GFA Area Plans

Tower B (Indicative Scheme)

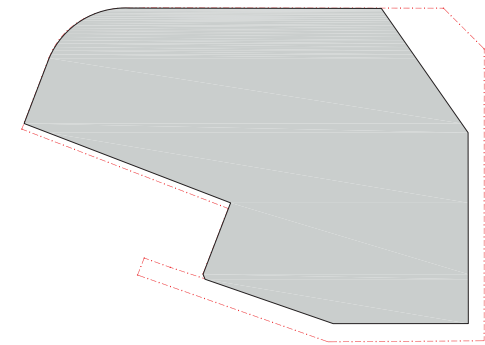
Key	
	Non GFA
	Retail
	Hotel
	Design Excellence Bonus GFA



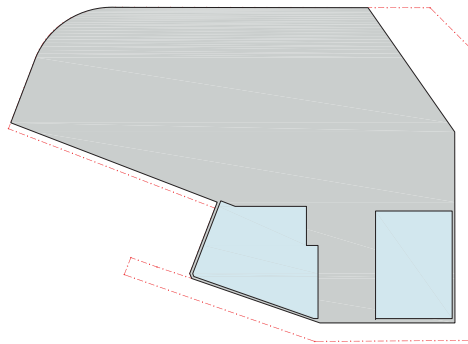
B6 - CAR PARK



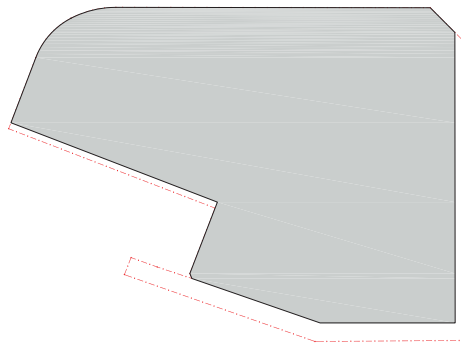
B5 - CAR PARK



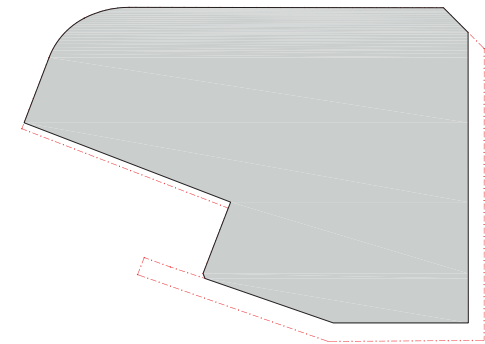
B4 - CAR PARK



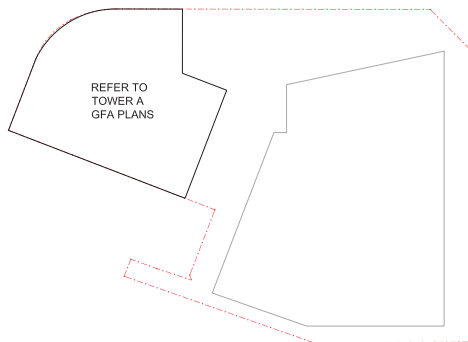
B3 - CARPARK + HOTEL BACK OF HOUSE



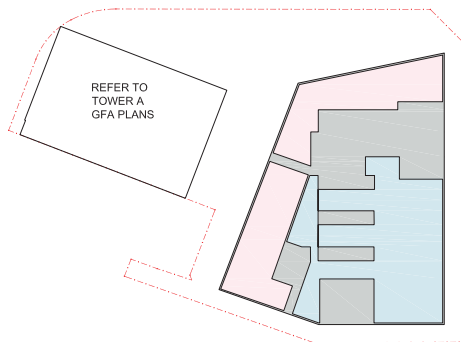
B2 - CAR PARK



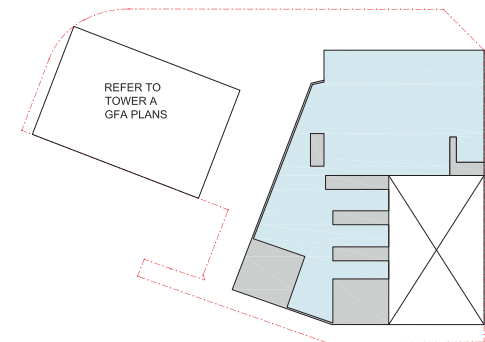
B1 - CAR PARK



LG - RETAIL + BACK OF HOUSE







G - RETAIL + HOTEL LOBBY

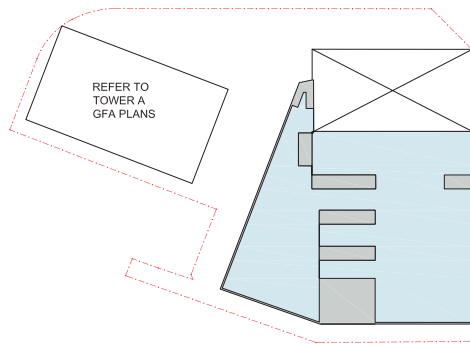


L1 - POOL + FITNESS CAFE

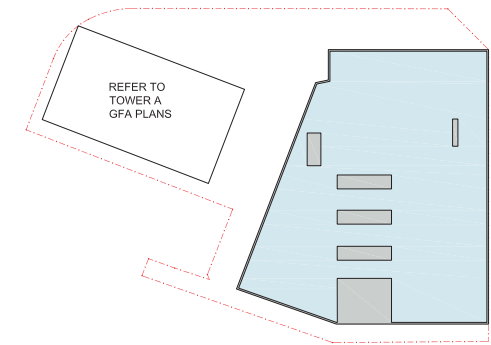
GFA Area Plans

Tower B (Indicative Scheme)

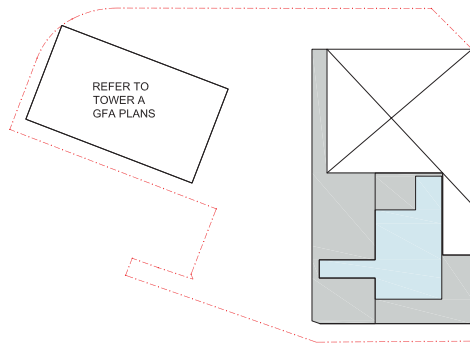
Key	
	Non GFA
	Retail
	Hotel
	Design Excellence Bonus GFA



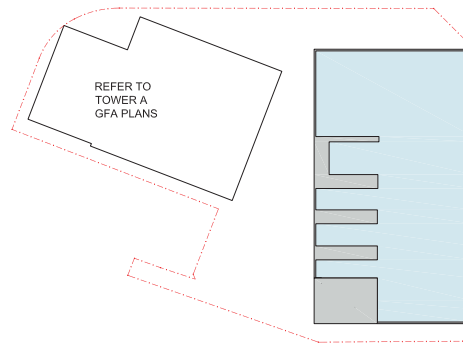
L2 - SPA + GYM



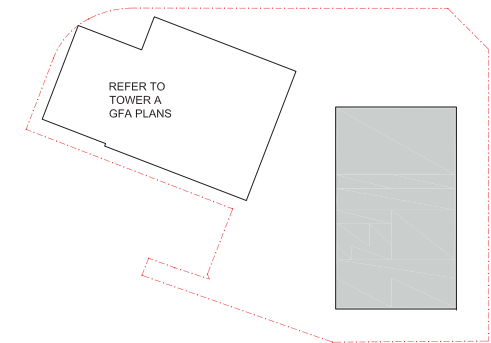
L3 - GRAND BALLROOM



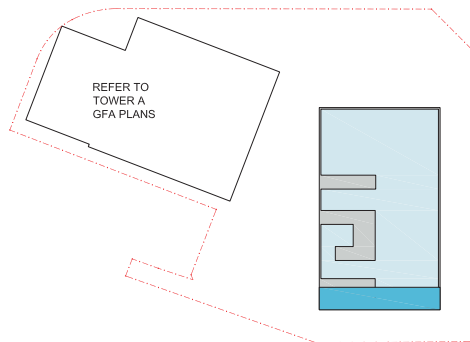
L3FM - OFFICE



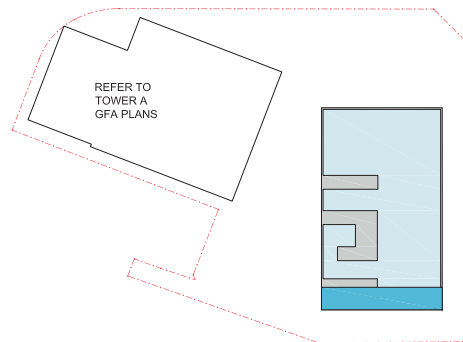
L4 - ALL DAY DINING



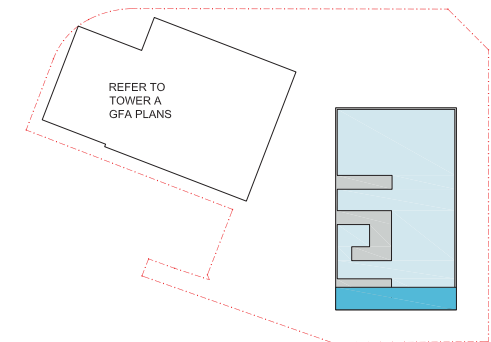
L5 - PLANT



L6 - 15 - HOTEL ROOMS



L16 - 21 - HOTEL ROOMS

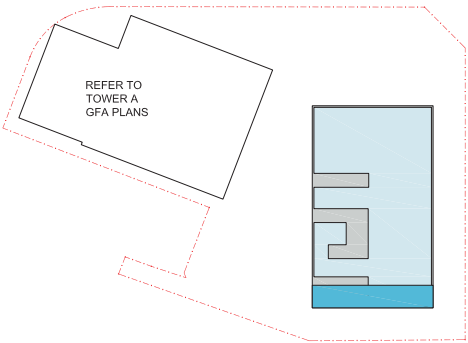


L22 - HOTEL ROOMS

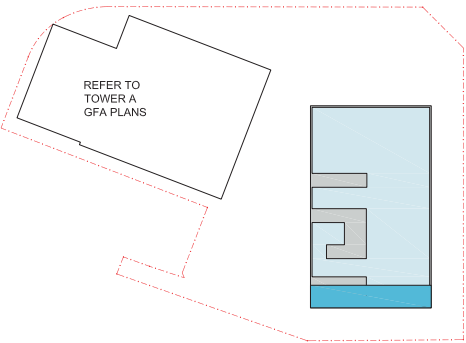
GFA Area Plans
Tower B (Indicative Scheme)

Key

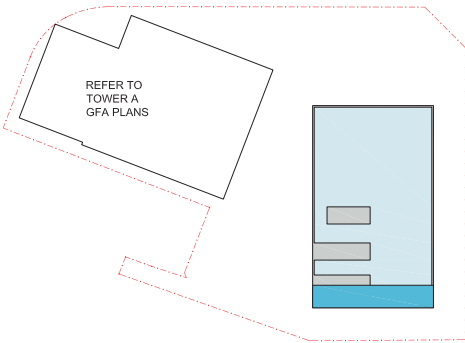
	Non GFA
	Retail
	Hotel
	Design Excellence Bonus GFA



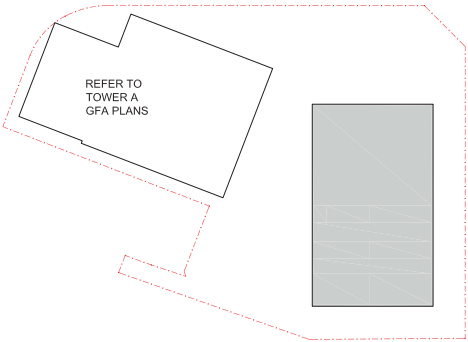
L23 • HOTEL ROOMS



L24 • HOTEL RESTAURANT



L25 • HOTEL BAR



L26 • HOTEL PLANT

Appendix C

GFA Area Schedule - Tower B (indicative scheme)

Area Schedule based on Indicative Scheme

1. GFA (Gross Floor Area) measured according to SLEP 2012:

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

2. The Indicative Scheme Area Schedule include the

Design Excellence 10% additional floor space.

Refer to GFA Area Plans - Tower B (Indicative Scheme) for details.

Tower B			
Levels	Use	Hotel	Retail
		GFA	GFA
Roof			
26 F	Plant	0m ²	
25 F	Bar & Club	710m ²	
24 F	Speciality Restaurant	717m ²	
23 F	Hotel - Presidential Suite	673m ²	
22 F	Hotel - Premier Suite	673m ²	
21 F	Hotel - Suite	673m ²	
20 F	Hotel - Suite	673m ²	
19 F	Hotel - Suite	673m ²	
18 F	Hotel - Suite	673m ²	
17 F	Hotel - Suite	673m ²	
16 F	Hotel - Standard	673m ²	
15 F	Hotel - Standard	673m ²	
14 F	Hotel - Standard	673m ²	
13 F	Hotel - Standard	673m ²	
12 F	Hotel - Standard	673m ²	
11 F	Hotel - Standard	673m ²	
10 F	Hotel - Standard	673m ²	
9 F	Hotel - Standard	673m ²	
8 F	Hotel - Standard	673m ²	
7 F	Hotel - Standard	673m ²	
6 F	Hotel - Standard	673m ²	
5 F	Hotel Office / Plant	0m ²	
TOWER		13,533m²	
4 F	All Day Dinning	1,270m ²	
3FM	Hotel Office / Plant	264m ²	
3F	Ballroom / Meeting	1,724m ²	
2F	Gym / Spa / Connection	1,375m ²	
1F	Pool / Speciality Restaurant	1,123m ²	
GFM	Pool Plant	0m ²	
GROUND FLOOR	Hotel Lobby / Retail	573m ²	475m ²
PODIUM		6,329m²	475m²
B1	Loading / Garbage Areas / Staff	0m ²	
B2	Carpark Hotel & VIP Garage / Residents Drop Off	632m ²	
B3	Carpark Hotel / BOH Staff	0m ²	
B4	Carpark Residential	0m ²	
B5	Carpark Residential	0m ²	
B6	Carpark Residential / MEP	0m ²	
BASEMENT		632m²	
TOTAL		20,494m²	475m²
		HOTEL GFA	RETAIL GFA
TOTAL Tower B	INCLUDES: HOTEL, RETAIL	20,969m²	

Key

Non GFA

Retail

Hotel