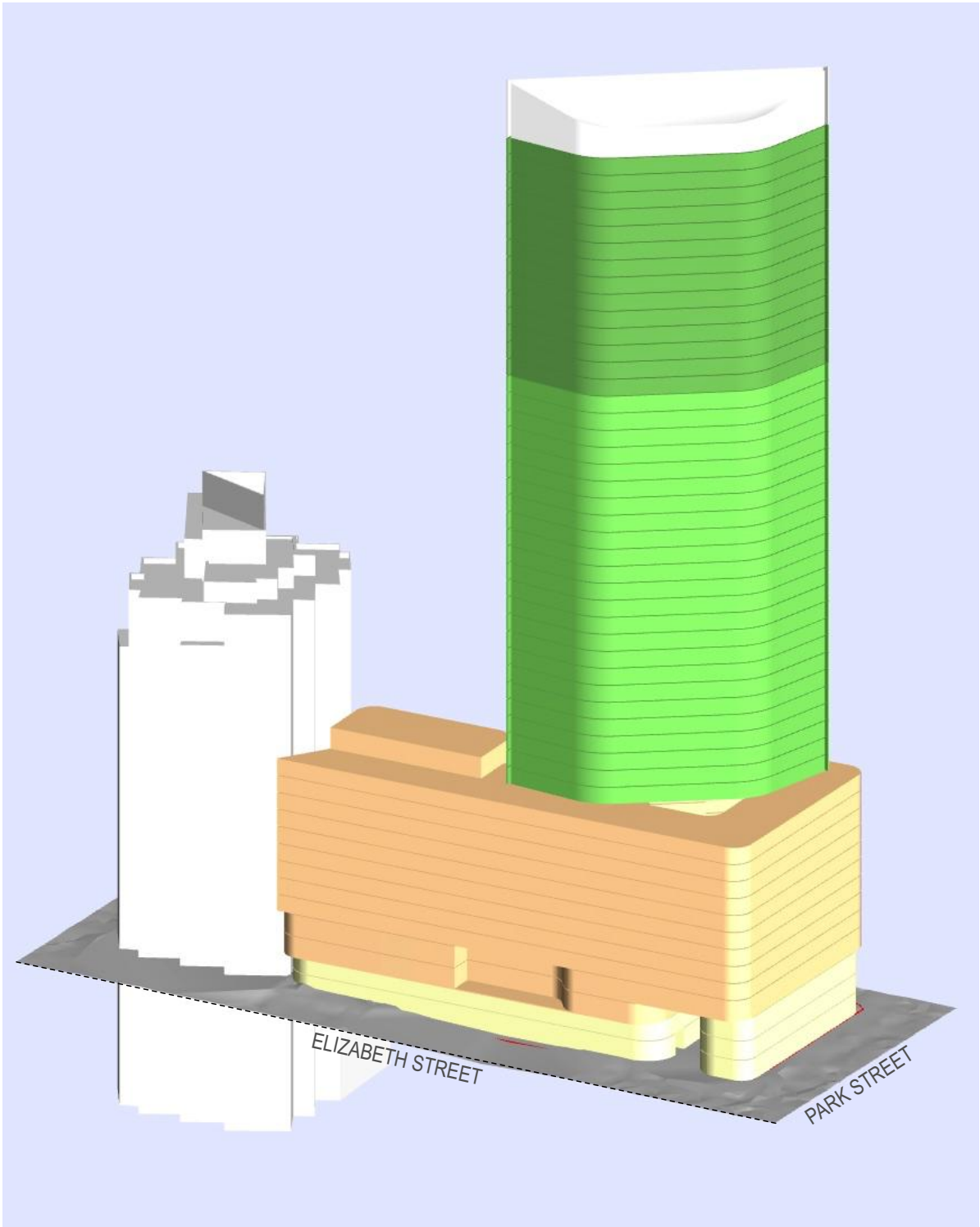
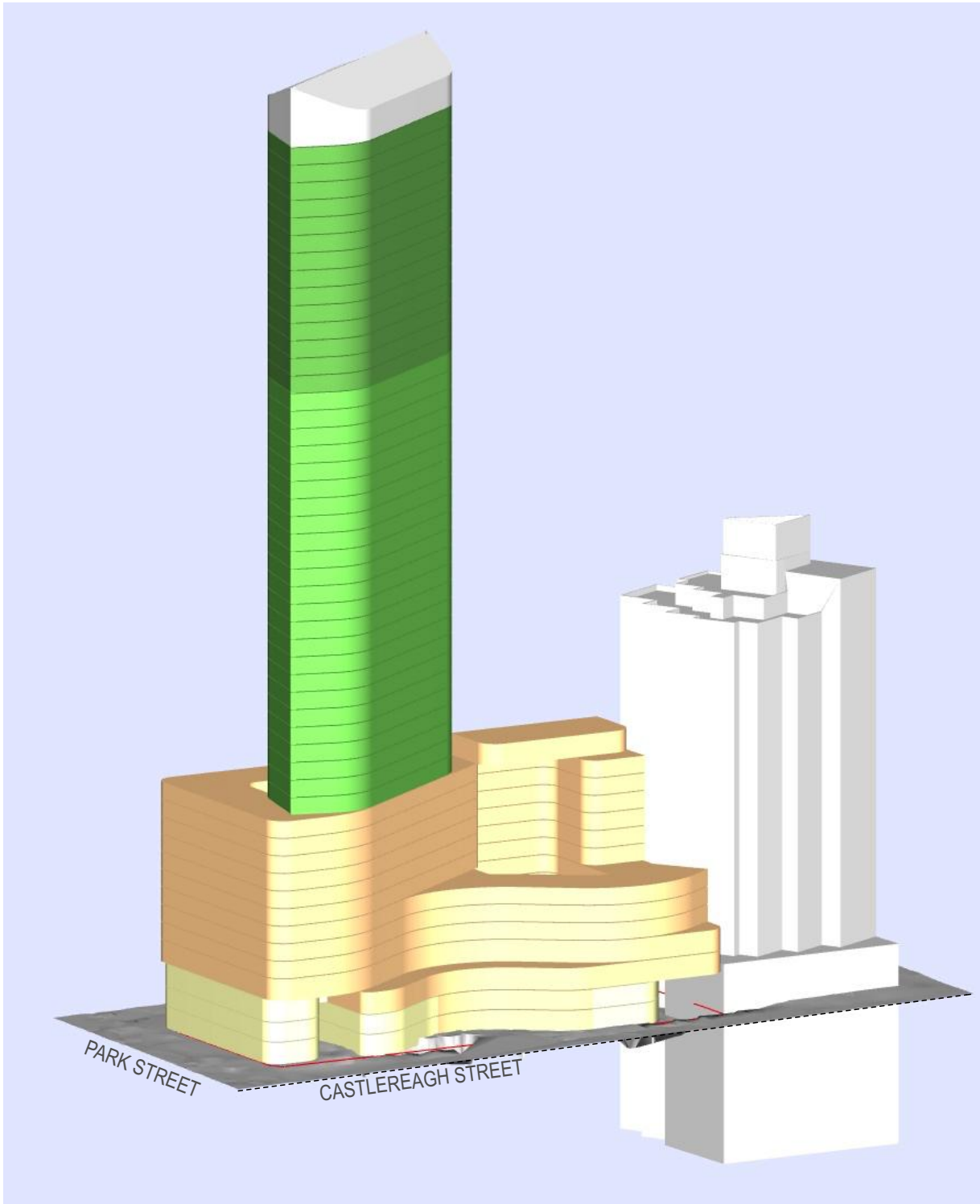




North-East view



North-West view

SUMMARY PLANNING CONTROLS

control		notes
Site Area	3,901 m2	(surveyed)
Base FSR	8 :1	
residential FSR	14 :1	
hotel FSR	14 :1	
retail FSR	12.5 :1	
subtotal FSR	14 :1	proportionate land-use
subtotal GFA	54,227 m2	
total allowable FSR	13.9 :1	10% design excellence
total allowable GFA	54,227.2 m2	

ACHIEVED LAND-USE

total NLA/NSA	22,386 m2	
residential GFA	26,158 m2	48%
hotel GFA	24,484 m2	45%
retail GFA	3,585 m2	7%
total GFA	54,226.8 m2	0
		100%

- RESIDENTIAL - Tower High-rise
- RESIDENTIAL - Tower Mid&Low-rise
- HOTEL - Podium
- RETAIL - Podium