

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 100%

efficiencies

residential (tower)	BEA/GBA	91%
	GBA/GFA	89%
	GFA/NSA	82%
residential (podium)	BEA/GBA	84%
	GBA/GFA	85%
	GFA/NSA	85%
retail	BEA/GBA	99%
	GBA/GFA	91%
	GFA/NLA	85%
hotel	BEA/GBA	95%
	GBA/GFA	80%
	GFA/NLA	85%

ACHIEVED APARTMENT MIX

unit	No.	mix	area	mix
Studio	14 units	5%	35 m2	5-10%
1 Bed	34 units	13%	50 m2	10-30%
2 Bed	144 units	55%	70 m2	40-75%
3 Bed	70 units	27%	90 m2	10-100%

The number of 1 bedrooms can be increased above 30% providing that the combined total of 1 bed and studios does not exceed 40%.

DCP APARTMENT CONTROLS

MAXIMUM CAR PARKING

unit	No.	No.
Studio	1.4 cars	0.1 spaces / unit
1 Bed	10.2 cars	0.3 spaces / unit
2 Bed	100.8 cars	0.7 spaces / unit
3 Bed	70 cars	1.0 spaces / unit
Total	182.4 cars	

Retail : (retail GFA x site area) / (50 x total GFA)
 Hotel : 1space / 4 bedrooms, up to 100 bedrooms
 1space / 5 bedrooms, in excess of 100 bedrooms

	No.
Residential	182 cars
Retail	5 cars
Hotel	68 cars
Total	256 cars

MINIMUM BICYCLE PARKING

	No.
Residential Residents	262 bicycles
Residential Visitor	26 bicycles
Retail Employees	14 bicycles
Retail Visitor	37 bicycles
Hotel Employees	8 bicycles
Hotel Visitors	16 bicycles
Total	363 bicycles

Residential
 Residents : 1 space / unit
 Visitor : 1 space / 10 units
 Retail
 Employees : 1 space / 250 m2
 Visitors : 1 space / 100 m2 (over 100m2) + 2 spaces
 Hotel
 Employees : 1 space / 4 staffs (assumed 1staff / 10 rooms)
 Visitors : 1 space / 20 rooms