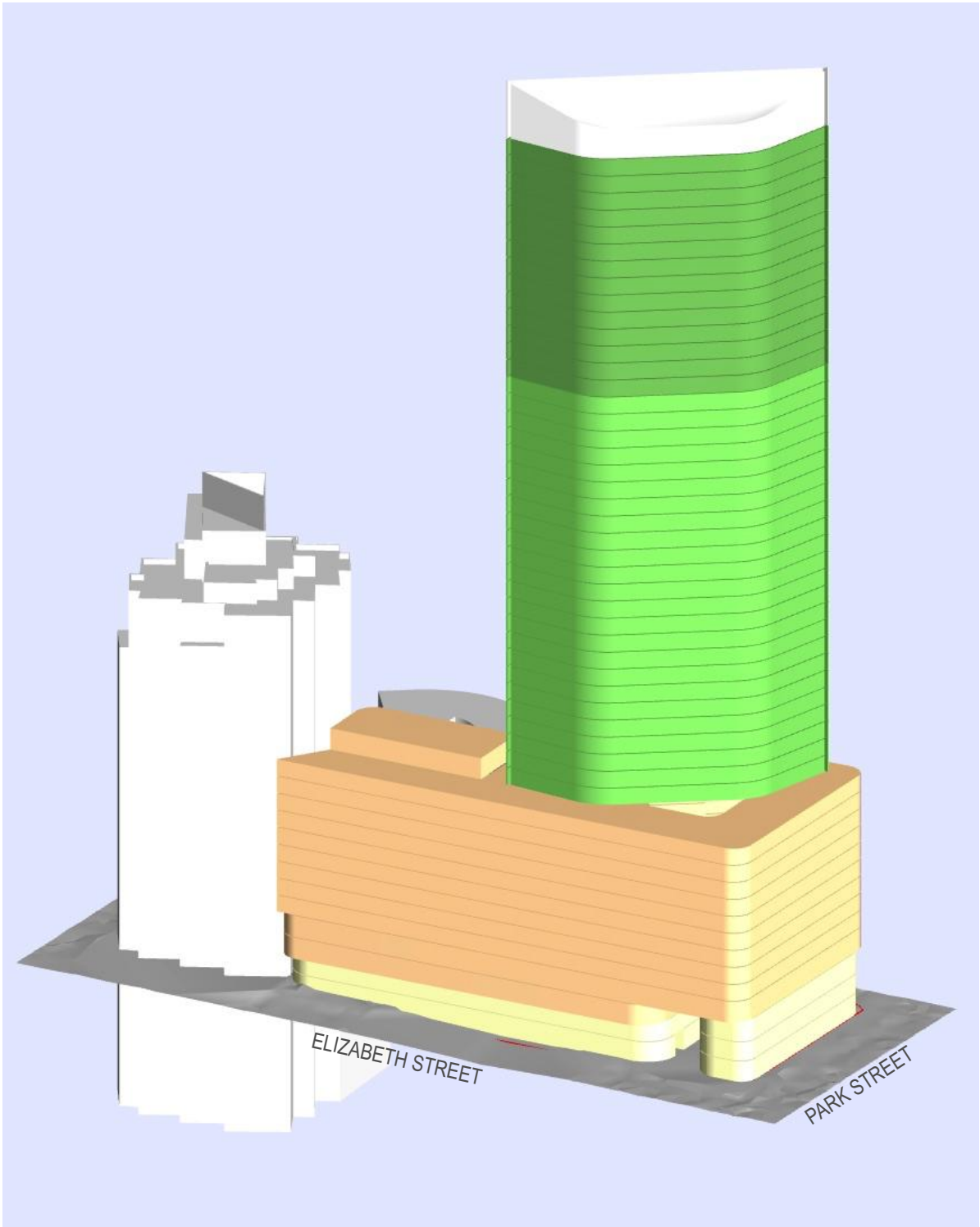
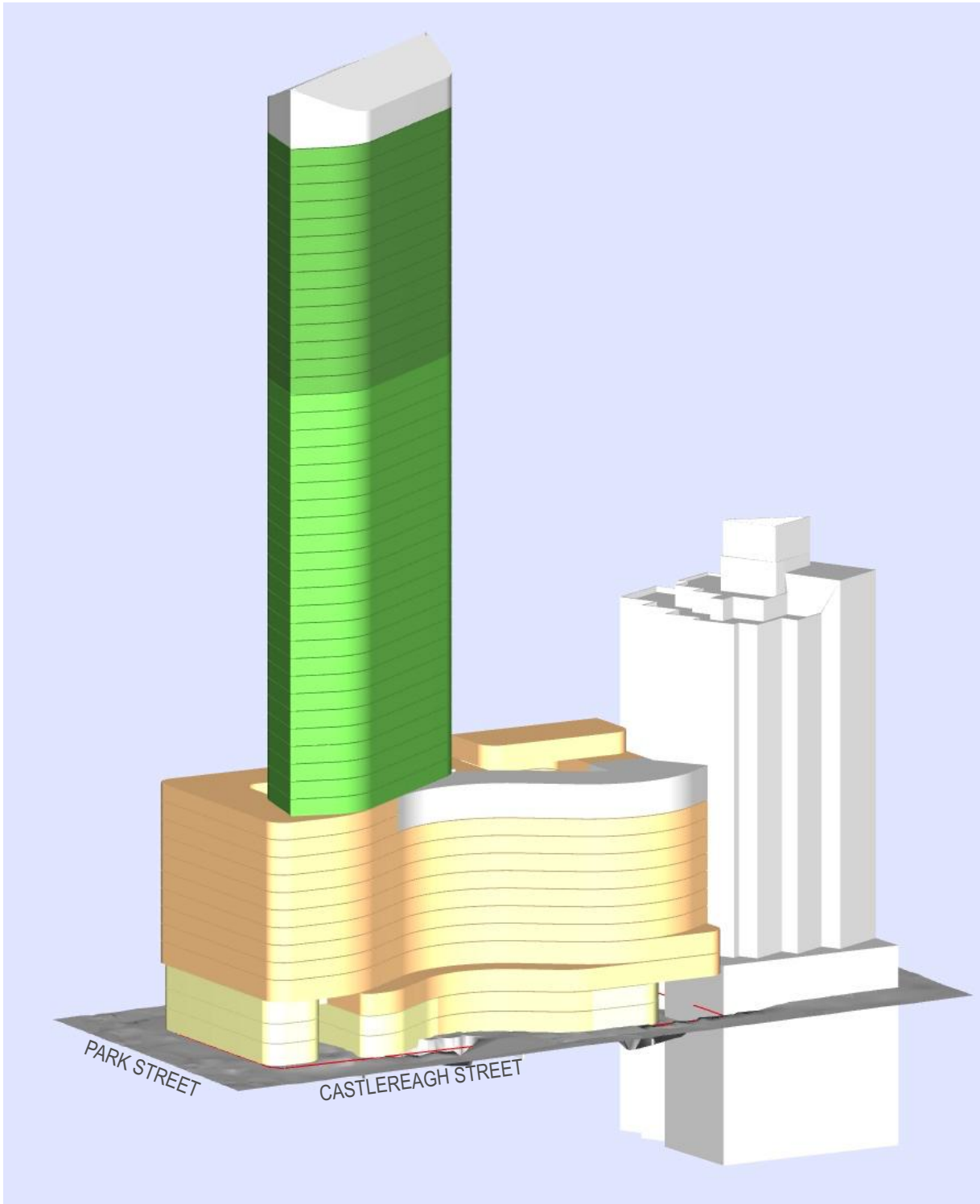




North-East view



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	54,132 m2	
bonus floor space	5,413 m2	10% design excellence
total allowable FSR	15.3 :1	10% design excellence
total allowable GFA	59,545.7 m2	

ACHIEVED LAND-USE

total NLA/NSA	24,194 m2	
residential GFA	27,990 m2	47%
hotel GFA	26,655 m2	45%
retail GFA	4,900 m2	8%
total GFA	59,545.3 m2	100%

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