SUMMARY PLANNING CONTROLS

- 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
- Subtotal GFA: 54,132 m²
- Bonus floor space: 5,413 m²
- Total allowable FSR: 15.3:1
- Total allowable GFA: 59,545 m²

ACHEIVED 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%)

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%

MAXIMUM CAR PARKING

- Studio: 0 cars, 0.1 spaces/unit
- 1 Bed: 14.4 cars, 0.3 spaces/unit
- 2 Bed: 100.8 cars, 0.7 spaces/unit
- 3 Bed: 55 cars, 1.0 spaces/unit
- Total: 170.2 cars

Total Residential: 170 cars
Total Retail: 6 cars
Total Hotel: 76 cars
Total: 252 cars

1 space / 4 bedrooms, up to 100 bedrooms
1 space / 5 bedrooms, in excess of 100 bedrooms

DCP APARTMENT CONTROLS

- 35 m²: 5-10%
- 50 m²: 10-30%
- 70 m²: 40-75%
- 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%.

ACHEIVED APARTMENT MIX

- Studio: 0 units, 8%
- 1 Bed: 48 units, 30%
- 2 Bed: 144 units, 53%
- 3 Bed: 55 units, 10%
- Total: 252 units

SSD VOLUME STUDY - SUMMARY

DEXUS PROPERTY GROUP - 201

Work In Progress