

17-42 RB Central

P701 - Area Schedule

Proposed Development

Gross Internal Floor Area sqm

		GIA	%
Non Residential	Creche	486	33%
	Retail	862	59%
	Ancillary (incl Parcel Depot)	106	7%
	Total	1,454	100%
Residential	Apartments	33,033	83%
	Cores/Circulation	5,619	14%
	Entrance Lobby	307	1%
	Community Space	934	2%
Total	39,893	100%	
Total GIA		41,347	

		GIA
Basement	Total	43,685

GIA per Floor sqm

	Apartments	Cores/ Circulation	Entrance Lobby	Communal Space	Creche	Retail	Ancillary (incl Parcel Depot)	Total GIA sqm
Ground floor	1,057	383	307	281	486	862	106	3,482
Mezzanine	810	0						810
1st floor	3,144	608		157				3,909
2nd floor	3,590	515		27				4,132
3d floor	3,678	631		116				4,425
4th floor	3,773	519		27				4,319
5th floor	3,551	630		117				4,298
6th floor	3,048	416		27				3,491
7th floor	2,855	529		116				3,500
8th floor	2,871	433		27				3,331
9th floor	1,598	348						1,946
10th floor	1,206	178		39				1,423
11th floor	1,041	216						1,257
12th floor	443	116						559
13th floor	368	97						465
Total GIA sqm	33,033	5,619	307	934	486	862	106	41,347

	Parking	Cores	Facilities	Ancillary	Total GIA sqm
-3 basement	12,109	432	0	334	12,875
-2 basement	12,914	445	567	184	14,110
-1 basement	14,587	482	1,262	369	16,700
Total GIA sqm	39,610	1,359	1,829	887	43,685

Residential Communal Amenity Space sqm

Required	2,702
Proposed at ground level	1,382
Proposed at upper levels	1,459
Total Proposed	2,841

Public Open Space 5,664 sqm

Public Realm 3,322 sqm

Red Line Area 2.02 Hectare

Red Line Area without all Third Party 1.68 Hectare

Density Proposed Development 255 Unit /Hectare

Site coverage 29.80 %
Footprint (5007 sqm)

Plot ratio of the Proposed Development 1: 2.46

GIA per Apartment Type sqm

	Studio	1 Bed	2 Bed	3 Bed	Total GIA sqm
Ground floor	160	21	591	285	1,057
Mezzanine	0	55	315	440	810
1st floor	45	753	2,242	104	3,144
2nd floor	170	351	2,870	199	3,590
3d floor	204	703	2,667	104	3,678
4th floor	229	351	2,994	199	3,773
5th floor	204	813	2,430	104	3,551
6th floor	230	408	2,083	327	3,048
7th floor	40	887	1,824	104	2,855
8th floor	96	526	1,922	327	2,871
9th floor	0	544	1,022	32	1,598
10th floor	0	208	777	221	1,206
11th floor	0	384	559	98	1,041
12th floor	0	158	170	115	443
13th floor	43	158	167	0	368
Total GIA sqm	1,421	6,320	22,633	2,659	33,033

Existing Basement Area sqm

-3 basement	12,085
-2 basement	12,377
-1 basement	13,881
Total GIA sqm	38,343

General Development

Rockbrook Estate includes The Sentinel, Existing Block A and D and the Proposed Development

Site Area sqm

Rockbrook Estate	31,118
Tivway	15,426
Total	46,544

Site Coverage %

Rockbrook Estate	42.7 %
Tivway	34.7 %
Grand Total	38.7 %

General GIA sqm (Excluding carpark)

Block A (resi)	21,196
Block D (resi)	24,688
Sentinel (office)	13,213
Tivway (resi)	45,261
Proposed Development	41,347
Grand Total	145,705

Number of Units

Block A	195
Block D	224
Tivway	460
Proposed Development	428
Total	1,307

Plot ratio 1: 3.13
of General Development

Density 281 Unit/Hectare
of General Development