

1 & 1A MONTAGUE STREET

1&1A MS Site Area	702 sqm	7556.2 sqft
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1 MONTAGUE STREET				
GEA (Gross External Area)				
	Existing GEA (m2)	Existing GEA (sqft)	Proposed GEA (m2)	Proposed GEA (sqft)
Lower Ground Floor	286.6	3084.9	286.6	3084.9
Ground Floor	181.8	1956.8	181.8	1956.8
First Floor	157.9	1699.6	157.9	1699.6
Second Floor	157.5	1695.3	157.5	1695.3
Third Floor	157.7	1697.4	157.7	1697.4
Total GEA	941.5	10134	941.5	10134
GIA (Gross Internal Area)				
	Existing GIA (m2)	Existing GIA (sqft)	Proposed GIA (m2)	Proposed GIA (sqft)
Lower Ground Floor	223.3	2403.5	222.7	2397.1
Ground Floor	160.2	1724.3	160.6	1728.6
First Floor	134.3	1445.6	134.3	1445.6
Second Floor	134.6	1448.8	134.6	1448.8
Third Floor	138.4	1489.7	138.4	1489.7
Total GIA	790.8	8511.9	790.6	8509.8
NIA (Net Internal Area)				
	Existing NIA (m2)	Existing NIA (sqft)	Proposed NIA (m2)	Proposed NIA (sqft)
Lower Ground Floor	134.02	1442.5	81.8	880.4
Ground Floor	96.4	1037.6	99.88	1075.1
First Floor	108.26	1165.3	107.28	1154.7
Second Floor	99.09	1066.6	89.24	960.2
Third Floor	109.34	1176.9	116.04	1249
Total NIA	547.11	5888.9	494.24	5319.4

1A MONTAGUE STREET				
GEA (Gross External Area)				
	Existing GEA (m2)	Existing GEA (sqft)	Proposed GEA (m2)	Proposed GEA (sqft)
Lower Ground Floor	208.5	2244.2	208.5	2244.2
Ground Floor	107.2	1153.9	107.2	1153.9
First Floor	93.1	1002.1	93.2	1003.2
Second Floor	89	957.9	89	957.9
Third Floor	88.96	957.5	88.96	957.5
Total GEA	586.76	6315.6	586.86	6316.7
GIA (Gross Internal Area)				
	Existing GIA (m2)	Existing GIA (sqft)	Proposed GIA (m2)	Proposed GIA (sqft)
Lower Ground Floor	162.1	1744.8	161.6	1739.4
Ground Floor	85	914.9	85.5	920.3
First Floor	74.8	805.1	74.8	805.1
Second Floor	72.7	782.5	72.7	782.5
Third Floor	68.6	738.4	68.6	738.4
Total GIA	463.2	4985.7	463.2	4985.7
NIA (Net Internal Area)				
	Existing NIA (m2)	Existing NIA (sqft)	Proposed NIA (m2)	Proposed NIA (sqft)
Lower Ground Floor	64.64	695.7	51.87	558.3
Ground Floor	52.02	561.8	52.75	567.8
First Floor	53.78	578.9	54.63	588
Second Floor	47.92	515.8	49.62	534.1
Third Floor	48.83	525.6	55.88	601.5
Total NIA	267.19	2877.8	264.75	2849.7

1 & 1A MONTAGUE STREET	Existing (m2)	Existing (sqft)	Proposed (m2)	Proposed (sqft)
Grand total GEA	1528.26	16450	1528.36	16451.1
Grand total GIA	1254	13497.9	1253.8	13495.8
Grand total NIA	814.3	8765	758.99	8169.7

Total maximum occupancy 1 MS	75 staff
Total maximum occupancy 1A MS	41staff

Notes:

- Areas based on measured survey information.
- NIA (Net Internal Area): Includes office area, kitchenettes, store rooms, built-in units and cupboards occupying usable space. Stairs, lifts, plant rooms, boiler rooms, passages/corridors, lobbies and entrance lobbies, toilets, showers, cleaner's rooms/cupboards, vaults and stores below stairs are excluded.
- GIA (Gross Internal Area): Vaults are excluded