

Notes:
 - This document describes approximate areas only. It is the responsibility of the appropriately qualified Chartered Surveyor to accurately define area / dimension measurements in accordance with RICS Code of Measuring Practice.
 - Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for increases and decreases inherent in design development and tolerances during construction.
 - Residential NIA is measured.
 - The Duplex units at L00 in N4-A are Social Rent. N4-B is split between Intermediate and Market Rent. L00-01 are Intermediate, L02+ are Market Rent.

TENURE	COMBINED RESI GIA	COMBINED RESI GIA %	AH %
MARKET RENT	36,424	64.4%	NA
SOCIAL RENT	12,054	21.3%	60%
INTERMEDIATE	8,084	14.3%	40%

BLOCK N3-E	TOTAL GEA		COMMERCIAL WORKSPACE & COMMUNITY GIA		RESIDENTIAL										EFFICIENCY		TOTAL GIA								
	sqm	sqft	sqm	sqft	CAR PARKING WITHIN PODIUM GIA		RESIDENTIAL GIA		CYCLE PARKING GIA		REFUSE STORE GIA		PLANT GIA		RESI. AMENITY GIA		TOTAL RESI. GIA		MEASURED NIA		BLOCK TOTAL	EXCL. GROUND	sqm	sqft	
					sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	%	%			
L00	254	2,841	0	0	0	0	0	0	0	0	0	221	2,382	0	0	0	0	0	0	0	0	0	0	221	2,382
L00	669	7,198	242	2,607	0	0	120	1,295	104	1,116	62	670	0	0	67	724	354	3,805	0	0	0	0	0	596	6,412
L01	645	6,937	0	0	0	0	490	5,276	0	0	0	86	930	0	0	577	6,206	375	4,036	65.04%	-	-	577	6,206	
L02	644	6,935	0	0	0	0	577	6,206	0	0	0	0	0	0	577	6,206	453	4,880	78.63%	-	-	577	6,206		
L03	644	6,935	0	0	0	0	577	6,206	0	0	0	0	0	0	577	6,206	453	4,880	78.63%	-	-	577	6,206		
L04	644	6,935	0	0	0	0	577	6,206	0	0	0	0	0	0	577	6,206	453	4,880	78.63%	-	-	577	6,206		
L05	644	6,935	0	0	0	0	577	6,206	0	0	0	0	0	0	577	6,206	453	4,880	78.63%	-	-	577	6,206		
L06	644	6,935	0	0	0	0	577	6,206	0	0	0	0	0	0	577	6,206	453	4,880	78.63%	-	-	577	6,206		
L07	644	6,935	0	0	0	0	577	6,206	0	0	0	0	0	0	577	6,206	453	4,880	78.63%	-	-	577	6,206		
L08	644	6,935	0	0	0	0	577	6,206	0	0	0	0	0	0	577	6,206	453	4,880	78.63%	-	-	577	6,206		
L09	532	5,729	0	0	0	0	473	5,089	0	0	0	0	0	0	473	5,089	355	3,821	75.08%	-	-	473	5,089		
Sub Total	6,619	71,251	242	2,607	0	0	5,120	55,106	104	1,116	62	670	308	3,312	67	724	5,439	58,546	3,904	42,020	68.97%	-	5,903	63,535	
PLANNING RESUBMISSION	6,619	71,251	229	2,460	-	-	5,082	54,705	116	1,252	88	942	321	3,454	67	724	5,453	58,696	3,889	41,855	68.53%	-	5,903	63,537	
DIFFERENCE	-	-	14	147	-	-	37	400	-13	136	-25	272	-13	142	-	-	14	150	15	165	0.44%	-1.50%	0	2	

BLOCK N4-A	TOTAL GEA		COMMERCIAL WORKSPACE & COMMUNITY GIA		RESIDENTIAL										EFFICIENCY		TOTAL GIA								
	sqm	sqft	sqm	sqft	CAR PARKING WITHIN PODIUM GIA		RESIDENTIAL GIA		CYCLE PARKING GIA		REFUSE STORE GIA		PLANT GIA		RESI. AMENITY GIA		TOTAL RESI. GIA		MEASURED NIA		BLOCK TOTAL	EXCL. GROUND	sqm	sqft	
					sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	%	%			
L00	794	8,542	91	984	135	1,456	111	1,194	0	0	80	861	119	1,278	76	819	521	5,608	0	0	0.00%	-	612	6,592	
L00 DUPLEX	-	-	-	-	-	-	128	1,377	-	-	-	-	-	-	-	-	128	1,377	120	1,293	-	-	128	1,377	
L01	701	7,540	0	0	0	0	495	5,332	0	0	0	0	0	0	0	495	5,332	349	3,754	70.41%	-	495	5,332		
L01 DUPLEX	-	-	-	-	-	-	144	1,545	-	-	-	-	-	-	-	-	144	1,545	134	1,443	-	-	144	1,545	
L02	705	7,587	0	0	0	0	638	6,871	0	0	0	0	0	0	0	638	6,871	501	5,388	78.43%	-	638	6,871		
L03	705	7,587	0	0	0	0	638	6,871	0	0	0	0	0	0	0	638	6,871	501	5,388	78.43%	-	638	6,871		
L04	705	7,587	0	0	0	0	638	6,871	0	0	0	0	0	0	0	638	6,871	501	5,388	78.43%	-	638	6,871		
L05	705	7,587	0	0	0	0	638	6,871	0	0	0	0	0	0	0	638	6,871	501	5,388	78.43%	-	638	6,871		
L06	705	7,587	0	0	0	0	638	6,871	0	0	0	0	0	0	0	638	6,871	501	5,388	78.43%	-	638	6,871		
L07	705	7,587	0	0	0	0	638	6,871	0	0	0	0	0	0	0	638	6,871	501	5,388	78.43%	-	638	6,871		
L08	619	6,664	0	0	0	0	561	6,033	0	0	0	0	0	0	0	561	6,033	414	4,452	73.79%	-	561	6,033		
L09	555	5,978	0	0	0	0	491	5,287	0	0	0	0	0	0	0	491	5,287	351	3,781	71.52%	-	491	5,287		
L10	555	5,978	0	0	0	0	491	5,287	0	0	0	0	0	0	0	491	5,287	351	3,781	71.52%	-	491	5,287		
L11	555	5,978	0	0	0	0	491	5,287	0	0	0	0	0	0	0	491	5,287	351	3,781	71.52%	-	491	5,287		
L12	555	5,978	0	0	0	0	491	5,287	0	0	0	0	0	0	0	491	5,287	351	3,781	71.52%	-	491	5,287		
RF	60	649	0	0	0	0	51	552	0	0	0	0	0	0	0	51	552	0	0	0.0%	-	51	552		
Sub Total	8,625	92,833	91	984	135	1,456	7,284	78,405	0	0	80	861	119	1,278	76	819	7,694	82,820	5,425	58,398	71.77%	-	7,786	83,803	
PLANNING RESUBMISSION	8,625	92,841	91	984	143	1,536	7,270	78,257	-	-	81	872	116	1,246	69	741	7,679	82,652	5,432	58,472	72.08%	-	7,770	83,636	
DIFFERENCE	-	-	8	8	-	-	86	857	-	-	-	11	3	31	7	79	16	168	-	7	-	-0.31%	-0.21%	16	168

BLOCK N4-B	TOTAL GEA		COMMERCIAL WORKSPACE & COMMUNITY GIA		RESIDENTIAL										EFFICIENCY		TOTAL GIA							
	sqm	sqft	sqm	sqft	CAR PARKING WITHIN PODIUM GIA		RESIDENTIAL GIA		CYCLE PARKING GIA		REFUSE STORE GIA		PLANT GIA		RESI. AMENITY GIA		TOTAL RESI. GIA		MEASURED NIA		BLOCK TOTAL	EXCL. GROUND	sqm	sqft
					sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	%	%		
L00	906	9,747	268	2,889	121	1,307	128	1,376	196	2,105	55	590	84	901	0	0	583	6,279	0	0	0.00%	-	852	9,168
L01	515	5,539	0	0	0	0	414	4,453	0	0	0	0	0	0	54	579	468	5,032	289	3,108	61.75%	-	468	5,032
L02	515	5,538	0	0	0	0	467	5,030	0	0	0	0	0	0	0	467	5,030	339	3,644	72.44%	-	467	5,030	
L03	515	5,538	0	0	0	0	467	5,030	0	0	0	0	0	0	0	467	5,030	339	3,644	72.44%	-	467	5,030	
L04	515	5,538	0	0	0	0	467	5,030	0	0	0	0	0	0	0	467	5,030	339	3,644	72.44%	-	467	5,030	
L05	515	5,538	0	0	0	0	467	5,030	0	0	0	0	0	0	0	467	5,030	339	3,644	72.44%	-	467	5,030	
L06	515	5,538	0	0	0	0	467	5,030	0	0	0	0	0	0	0	467	5,030	339	3,644	72.44%	-	467	5,030	
L07	515	5,538	0	0	0	0	467	5,030	0	0	0	0	0	0	0	467	5,030	339	3,644	72.44%	-	467	5,030	
L08	515	5,538	0	0	0	0	467	5,030	0	0	0	0	0	0	0	467	5,030	339	3,644	72.44%	-	467	5,030	
Sub Total	5,022	54,052	268	2,889	121	1,307	3,813	41,038	196	2,105	55	590	84	901	54	579	4,322	46,520	2,658	28,613	63.28%	-	4,590	49,410
PLANNING RESUBMISSION	5,027	54,109	268	2,884	121	1,307	3,779	40,674	207	2,230	78	841	98	1,049	54	579	4,337	46,680	2,683	28,882	63.65%	-	4,605	49,563
DIFFERENCE	5	57	1	5	-	-	66	366	11	125	23	51	14	149	-	-	15	160	25	269	-0.37%	-0.66%	14	154

BLOCK N4-C	TOTAL GEA		COMMERCIAL WORKSPACE & COMMUNITY GIA		RESIDENTIAL										EFFICIENCY		TOTAL GIA	
	sqm	sqft	sqm	sqft	CAR PARKING WITHIN PODIUM GIA		RESIDENTIAL GIA		CYCLE PARKING GIA		REFUSE STORE GIA		PLANT GIA</					

