

10965 Cricklewood Lane - Indicative Area Schedule and Dwelling Numbers

Assumptions noted in caveat below table

NO.	REVISION	DATE	INITIAL	CHKD
01	Issued for Information	2020.07.22	SN	SN
02	Issued for Information	2020.07.22	SN	SN
03	For Submission	2020.07.31	SN	JE

Development Phase	Development Parcel	GEA		GIA		NIA		GEA / GIA Efficiency	NIA / GEA Efficiency	Flexible Commercial (GIA)		Parking		Dwelling Type				
		sqm	sqft	sqm	sqft	sqm	sqft			sqm	sqft	Car Sp.	Cycle Sp.	Studio	1B 2P	2B 4P	3B 5P	Total
1	A	46,173	497,002	42,018	452,278	31,398	337,965	91.0%	68.0%	480	5,167	17	670	68	128	152	29	377
	B	23,098	248,625	21,020	226,257	15,706	169,058	91.0%	68.0%	650	6,997	14	350	0	51	84	35	170
2	C	39,137	421,267	35,615	383,356	26,612	286,449	91.0%	68.0%	0	0	30	562	40	131	140	18	329
3	D	27,074	291,422	24,638	265,201	18,410	198,163	91.0%	68.0%	70	753	17	390	40	103	58	23	224
32																		
Total		135,482	1,458,315	123,291	1,327,092	92,126	991,635	91.0%	68.0%	1,200	12,917	110	1,972	148	413	434	105	1,100
													%	13%	38%	39%	10%	100%
													HR	148	826	1,302	420	2,696

NOTE:

- GEA is calculated based on the overall conceptual massing area for the Maximum Parameters Proposal;
- GIA is calculated at an assumed efficiency of 91% of the conceptual massing area GEA for the Maximum Parameters Proposal;
- NIA is calculated at an assumed efficiency of 68% of total GEA to NIA for the Maximum Parameters scheme - as determined by Montreaux Ltd;
- These areas represent the anticipated areas of the Proposed Development based on the Maximum Parameter Massing at date of issue;
- Any reliance on these areas, with respect to project viability, pre-letting, lease arrangements and/or the like, should include due allowance for variations in the areas arising from design development at RMA stages and/or construction; and
- Dwelling numbers and mix, car and cycle parking spaces and habitable rooms are based on the Illustrative Masterplan.