

PROJECT BRIEF

DATE: 29 SEPTEMBER 2014

PROJECT BRIEF

Land size : 2.78 acres

Proposed Development : Service Suite and Commercial

Total Number : 1) 84 units Services Suite
2) 19 units Commercial
3) 2 levels car parks

Location : Located at the popular tourist stretch of Jalan Batu Feringghi, Penang. Among the hotels namely Golden Sand, Rasa Sayang, Lone Pine Hotel and Holiday Inn

Beach Front : The project site comes with unobstructed access and view of sea and beach

1.Land location

- Batu Feringgi, Penang
- Area : 2.78 acres
- Tenure : Freehold First Grade



Seafront

Long Pine Hotel

Long Pine

Jalan Batu Ferringhi

Sekolah Jenis
Kebangsaan
(Cina) Paj Chai

Popular
Ferringhi

The Ship

Feb 15, 2009
4:48pm

Golden Sand Hotel

Future
Petrol Station

Lone Pine Hotel

Beach Front

Rumah Perak

Budget Hotel

Image © 2009 DigitalGlobe

Google

Eye alt: 2778

3°06'47.0"N 100°14'58.37"E

2. Artist Impression of the Proposed Building

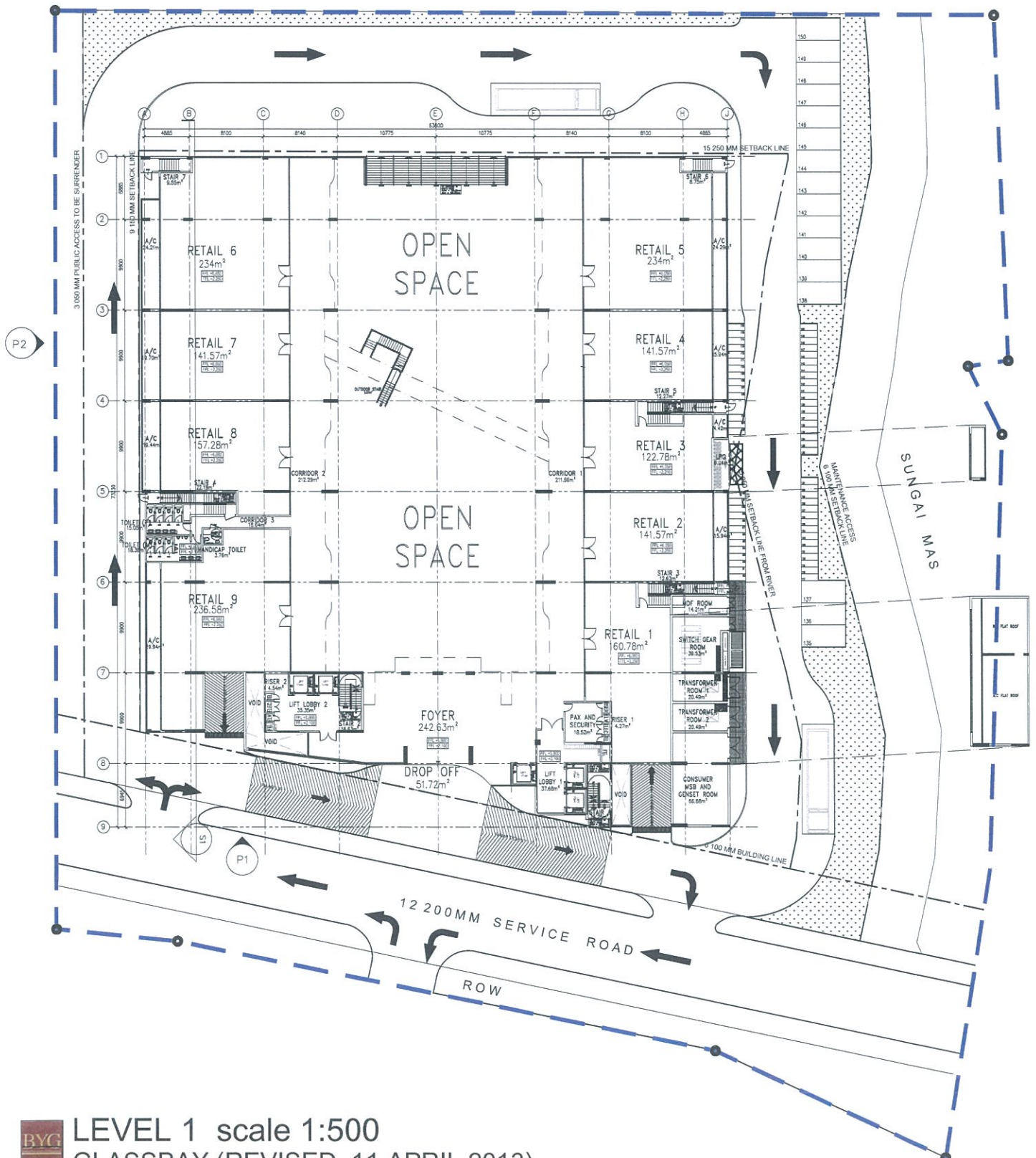




3. Proposed Building Layout

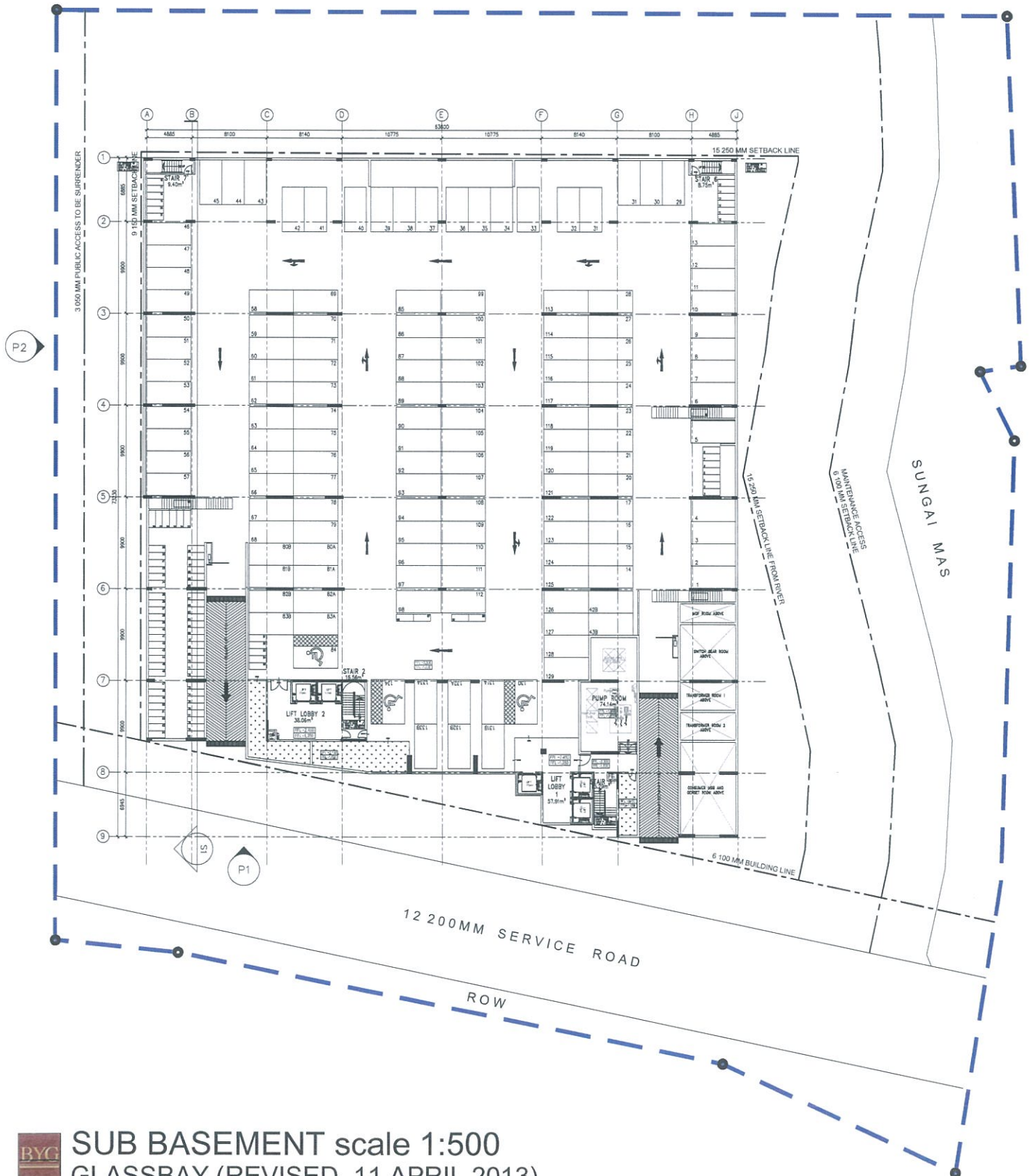
LEVEL	TYPE	CARPARK	MOTORCYCLE BAY	SIZE (M²)	UNIT	RETAIL TOTAL	OFFICE/SERVICE APARTMENT	NFA (M²)	BONUS NFA (M²)	TOTAL NFA (M²)	FACILITY (M²)	STAIR (M²)	CIRCULATION (M²)	GFA (M²)	CAR PARK (M²)	M&E (M²)	BUA (M²)
SB	CAR PARK	135	89	-	-	-	-	-	-	-	96.0	50.0	-	146.0	3928.3	109.9	4184.2
1	RETAIL	16	61	-	9	-	-	1584.5	-	1584.5	110.2	103.8	734.6	2533.1	-	420.0	2953.1
2	RETAIL				10	-	-	1686.0	264.8	1950.8	114.2	108.5	564.0	2472.7	-	249.1	2721.8
3	STUDIO			32.65	28	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM			68-109	14	-	-	-	-	-	-	-	-	-	-	-	-
4	1 BEDROOM#1			66-79	5	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM			90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM+ STUDIO			106-177	11	-	-	-	-	-	-	-	-	-	-	-	-
5	1 BEDROOM#1			66-79	4	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM			90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM+ STUDIO			106-177	8	-	-	-	-	-	-	-	-	-	-	-	-
6	1 BEDROOM#1			66-69	3	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM			90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM+ STUDIO			106-177	5	-	-	-	-	-	-	-	-	-	-	-	-
7	2 BEDROOM+ 1			127.52	1	-	-	-	-	-	-	-	-	-	-	-	-
	1 BEDROOM+ 1 + S			148.75	1	-	-	-	-	-	-	-	-	-	-	-	-
	2BR+2BR+STUDIO			267.18	1	-	-	-	-	-	-	-	-	-	-	-	-
ROOF+ FACILITY								3	405.2	138.2	543.5	70.2	32.1	507.6		96.1	759
								0	0	0	0	11.61	17	28		32	61
TOTAL		151	150		84	19	84	9380			683	535	2236	12171	3928	1294	18057

LEVEL	TYPE	CARPARK	MOTORCYCL E BAY	SIZE (M ²)	UNIT	RETAIL TOTAL	OFFICE/SERVICE APARTMENT	NFA (M ²)	BONUS NFA (M ²)	TOTAL NFA (M ²)	FACILIT Y (M ²)	STAIR (M ²)	CIRCULATI ON (M ²)	GFA (M ²)	CAR PARK (M ²)	M&E (M ²)	BUA(M ²)
SB	CAR PARK	135	89	-	-	-	-	-	-	-	96.0	50.0	-	146.0	3928.3	109.9	4184.2
1	RETAIL	16	61	-	-	9	-	1584.5	-	1584.5	110.2	103.8	734.6	2533.1	-	420.0	2953.1
2	RETAIL	-	-	-	-	10	-	1686.0	264.8	1950.8	114.2	108.5	564.0	2472.7	-	249.1	2721.8
3	STUDIO	-	-	32-65	28	-	-	-	-	-	-	-	-	-	-	-	-
4	2 BEDROOM	-	-	68-109	14	-	-	42	2010.5	276.4	2286.9	70.2	79.7	273.6	2434.0	121.7	2555.8
5	1 BEDROOM+1	-	-	66-79	5	-	-	-	-	-	-	-	-	-	-	-	-
6	2 BEDROOM	-	-	90-43	1	-	-	-	-	-	-	-	-	-	-	-	-
7	2 BEDROOM + STUDIO	-	-	106-177	11	-	-	17	1630.6	276.4	1907.0	70.2	64.0	218.0	1764.8	114.5	2097.3
8	1 BEDROOM+1	-	-	66-79	4	-	-	-	-	-	-	-	-	-	-	-	-
9	2 BEDROOM	-	-	90-43	1	-	-	-	-	-	-	-	-	-	-	-	-
10	2 BEDROOM + STUDIO	-	-	106-177	8	-	-	13	1231.4	276.4	1507.8	70.2	48.0	167.2	1349.6	114.5	1631.3
11	1 BEDROOM+1	-	-	66-69	3	-	-	-	-	-	-	-	-	-	-	-	-
12	2 BEDROOM	-	-	90-43	1	-	-	-	-	-	-	-	-	-	-	-	-
13	2 BEDROOM + STUDIO	-	-	106-177	5	-	-	9	832.2	276.4	1108.6	70.2	32.3	123.1	934.7	36.1	1093.8
14	2 BEDROOM + 1	-	-	127.52	1	-	-	-	-	-	-	-	-	-	-	-	-
15	1 BEDROOM + 1 + S	-	-	148.75	1	-	-	-	-	-	-	-	-	-	-	-	-
16	2BR+2BR+STUDIO	-	-	267.18	1	-	-	3	405.2	138.2	543.5	70.2	32.1	155.4	507.6	96.1	759
ROOF + FACILITY	-	-	-	-	-	-	-	-	-	-	11.51	17	0	28	-	32	61
TOTAL	-	151	150	-	84	19	-	84	9380	-	683	535	2236	12171	3928	1294	18057



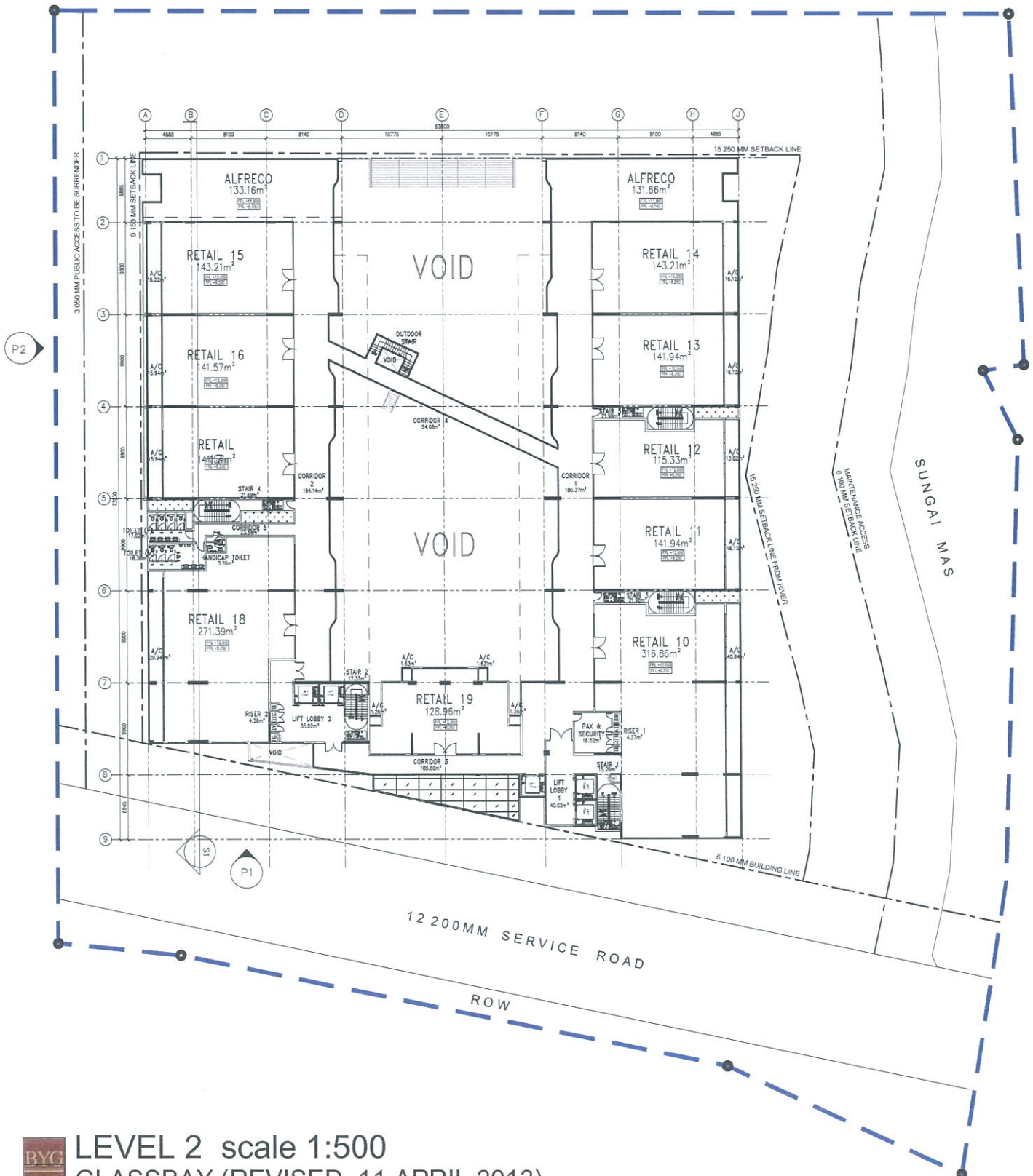
LEVEL 1 scale 1:500
GLASSBAY (REVISED_11 APRIL 2013)

LEVEL	TYPE	CARPARK	MOTORCYCL E BAY	SIZE (M ²)	UNIT	RETAIL TOTAL	OFFICE/SERVICE APARTMENT	NFA (M ²)	BONUS NFA (M ²)	TOTAL NFA (M ²)	FACILIT Y (M ²)	STAIR (M ²)	CIRCULATI ON (M ²)	GFA (M ²)	CAR PARK (M ²)	M&E (M ²)	BUA(M ²)
SB	CAR PARK	135	89	-	-	-	-	-	-	-	96.0	50.0	-	146.0	3928.3	109.9	4184.2
1	RETAIL	16	61	-	-	9	-	1584.5	-	1584.5	110.2	103.8	734.6	2533.1	-	420.0	2953.1
2	RETAIL	-	-	-	-	10	-	1686.0	264.8	1950.8	114.2	108.5	564.0	2472.7	-	249.1	2721.8
3	STUDIO	-	-	32.65	26	-	42	2010.5	276.4	2286.9	70.2	79.7	273.6	2434.0	-	121.7	2555.8
4	2 BEDROOM	-	-	68.109	14	-	-	-	-	-	-	-	-	-	-	-	-
	1 BEDROOM+1	-	-	66.79	5	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM + STUDIO	-	-	106.177	11	-	17	1630.6	276.4	1907.0	70.2	64.0	218.0	1764.8	-	114.5	2097.3
5	1 BEDROOM+1	-	-	66.79	4	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM + STUDIO	-	-	106.177	8	-	13	1231.4	276.4	1507.8	70.2	48.0	167.2	1349.6	-	114.5	1631.3
6	1 BEDROOM+1	-	-	66.69	3	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM + STUDIO	-	-	106.177	5	-	9	832.2	276.4	1108.6	70.2	32.3	123.1	934.7	-	36.1	1099.8
7	2 BEDROOM + 1	-	-	127.52	1	-	-	-	-	-	-	-	-	-	-	-	-
	1 BEDROOM + 1 + S	-	-	148.75	1	-	-	-	-	-	-	-	-	-	-	-	-
	2BR+2BR+STUDIO	-	-	267.18	1	-	3	405.2	138.2	543.5	70.2	32.1	155.4	507.6	-	96.1	759
ROOF + FACILITY		-	-	-	-	-	-	0	0	0	11.61	17	0	28	-	32	61
TOTAL		151	150	-	84	19	84	9380	-	-	683	535	2236	12171	3928	1294	18057

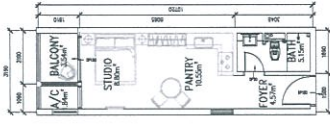
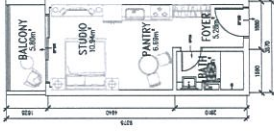
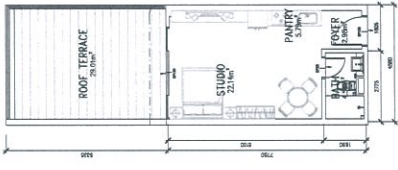


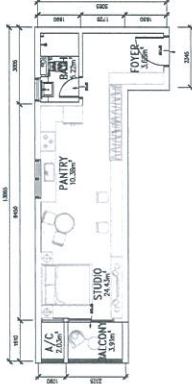
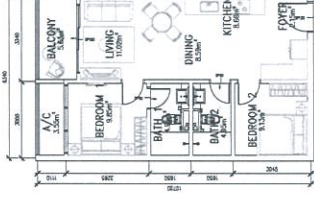
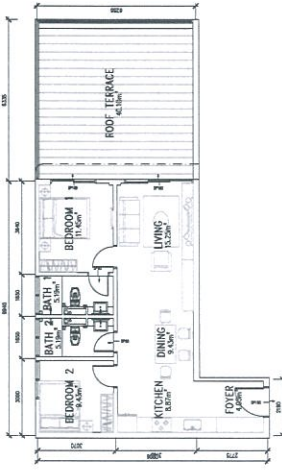
SUB BASEMENT scale 1:500
GLASSBAY (REVISED_11 APRIL 2013)

LEVEL	TYPE	CARPARK	MOTORCYCL E BAY	SIZE (M ²)	UNIT	RETAIL TOTAL	OFFICE/SERVICE APARTMENT	NFA (M ²)	BONUS NFA (M ²)	TOTAL NFA (M ²)	FACILIT Y (M ²)	STAIR (M ²)	CIRCULATI ON (M ²)	GFA (M ²)	CAR PARK (M ²)	M&E (M ²)	BUA (M ²)
SB	CAR PARK	135	89	-	-	-	-	-	-	-	96.0	50.0	-	146.0	3928.3	109.9	4184.2
1	RETAIL	16	61	-	-	9	-	1584.5	-	1584.5	110.2	103.8	734.6	2533.1	-	420.0	2953.1
2	RETAIL	-	-	-	-	10	-	1686.0	264.8	1950.8	114.2	108.5	564.0	2472.7	-	249.1	2721.8
3	STUDIO	-	-	32.65	26	-	-	-	-	-	-	-	-	-	-	-	-
4	2 BEDROOM	-	-	68.109	14	-	-	-	-	-	-	-	-	-	-	-	-
5	1 BEDROOM+1	-	-	66.79	5	-	-	42	2010.5	276.4	2285.9	70.2	79.7	273.6	2434.0	121.7	2555.8
6	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
7	2 BEDROOM+ STUDIO	-	-	106.177	11	-	-	17	1630.6	276.4	1907.0	70.2	64.0	218.0	1764.8	114.5	2097.3
8	1 BEDROOM+1	-	-	66.79	4	-	-	-	-	-	-	-	-	-	-	-	-
9	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
10	2 BEDROOM+ STUDIO	-	-	106.177	8	-	-	13	1231.4	276.4	1507.8	70.2	48.0	167.2	1349.6	114.5	1631.3
11	1 BEDROOM+1	-	-	66.69	3	-	-	-	-	-	-	-	-	-	-	-	-
12	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
13	2 BEDROOM+ STUDIO	-	-	106.177	5	-	-	9	832.2	276.4	1108.6	70.2	32.3	123.1	934.7	36.1	1093.8
14	2 BEDROOM+1	-	-	127.52	1	-	-	-	-	-	-	-	-	-	-	-	-
15	2 BEDROOM+1+S	-	-	148.75	1	-	-	-	-	-	-	-	-	-	-	-	-
16	2BR+2BR+STUDIO	-	-	267.18	1	-	-	3	405.2	138.2	543.5	70.2	32.1	155.4	507.6	96.1	759.1
ROOF + FACILITY	-	-	-	-	-	-	-	0	0	0	11.61	17	0	28	-	32	61
TOTAL	-	151	150	-	84	19	-	84	9380	-	-	683	535	2236	12171	3928	18057

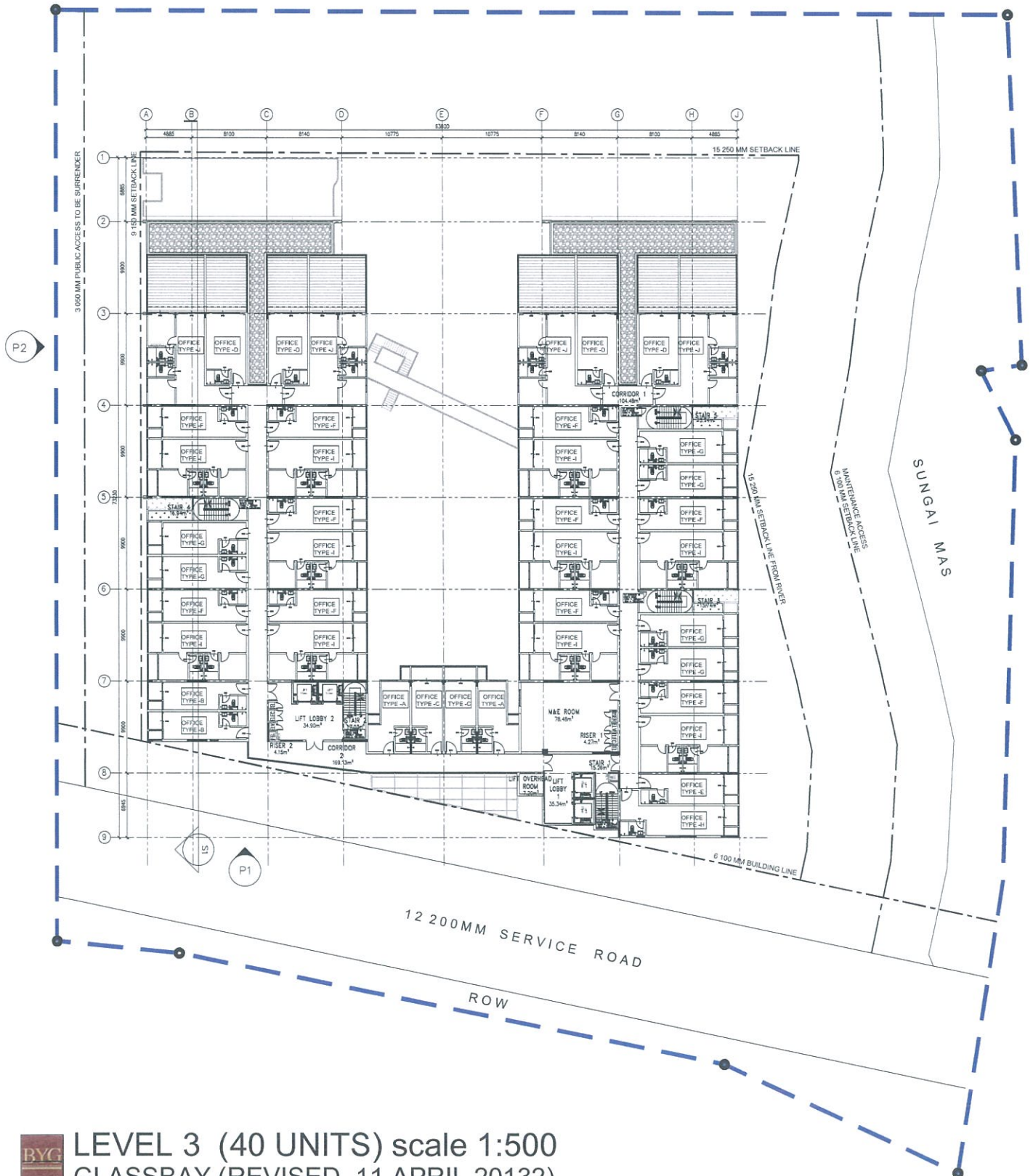


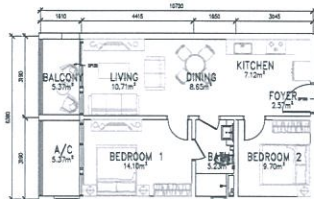
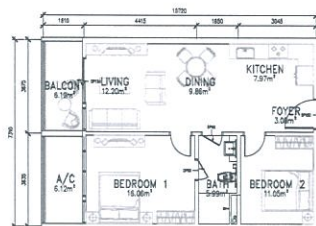
LEVEL 2 scale 1:500
GLASSBAY (REVISED_11 APRIL 2013)

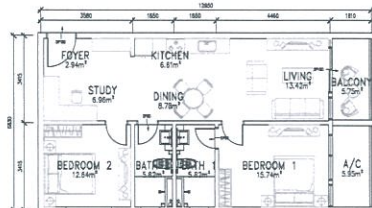
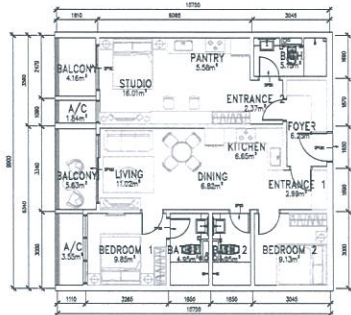
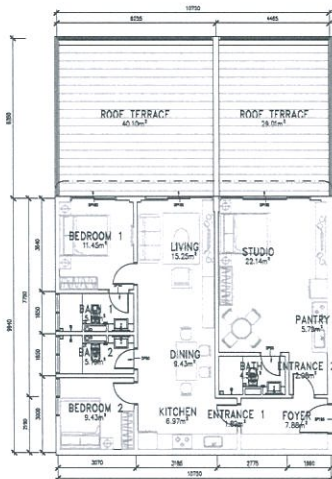
UNIT TYPE	TYPE A UNIT (2 UNITS)	TYPE B UNIT (2 UNITS)	TYPE C UNIT (2 UNITS)	TYPE D UNIT (4 UNITS)	TYPE E UNIT (1 UNIT)	TYPE F UNIT (10 UNITS)
						
SPACE	AREA (SQM)		AREA (SQM)		AREA (SQM)	
	NET	ACC.	NET	ACC.	NET	ACC.
FOYER	2.17		4.57			
PANTRY	6.49		10.55			
STUDIO	16.14		8.80			
BATH	4.75		5.15			
BALCONY	-		3.54			
A/C		3.38		1.84		
ROOF TERRACE		-		-		1.84
TOTAL		32.93		34.45		36.86
				64.5		38.43

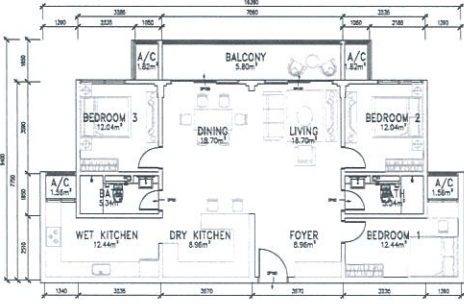
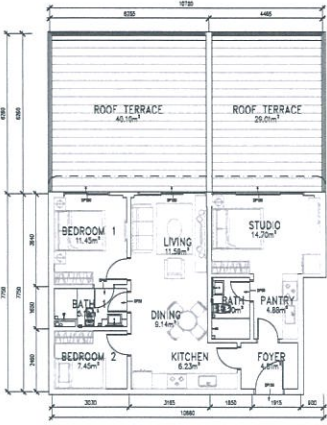
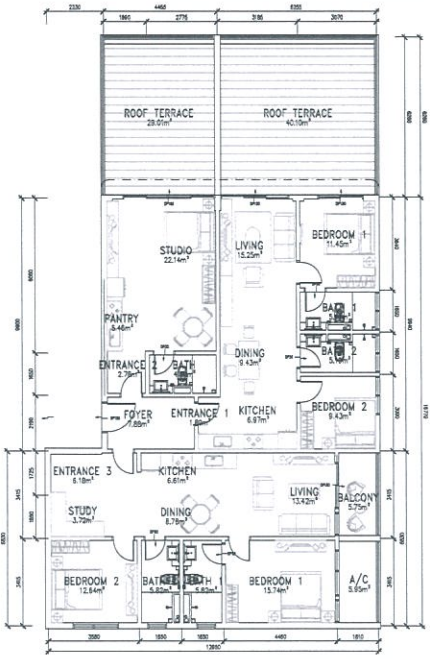
UNIT TYPE	TYPE G UNIT (6 UNITS)	TYPE H UNIT (1 UNIT)	UNIT TYPE	TYPE I UNIT (10 UNITS)	TYPE J UNIT (4 UNITS)
					
SPACE	AREA (SQM)		SPACE	AREA (SQM)	
	NET	ACC.		NET	ACC.
FOYER	5.92		FOYER	2.15	4.05
PANTRY	7.49		KITCHEN	8.66	8.87
STUDIO	14.55		DINING	8.59	9.43
BATH	5.15		LIVING	11.02	15.25
BALCONY	4.35		BEDROOM 1	9.85	11.45
A/C		1.84	BATH 1	4.95	5.19
ROOF TERRACE		—	BEDROOM 2	9.13	9.43
TOTAL		39.3	BATH 2	4.95	5.19
			BALCONY	5.63	—
			A/C		—
			ROOF TERRACE		40.10
			TOTAL	68.48	108.96

LEVEL	TYPE	CARPARK	MOTORCYCL E BAY	SIZE (M ²)	UNIT	RETAIL TOTAL	OFFICE/SERVICE APARTMENT	NFA (M ²)	BONUS NFA (M ²)	TOTAL NFA (M ²)	FACILIT Y (M ²)	STAIR (M ²)	CIRCULATI ON (M ²)	GFA (M ²)	CAR PARK (M ²)	M&E (M ²)	BUA(M ²)
SB	CAR PARK	135	89	-	-	-	-	-	-	-	96.0	50.0	-	146.0	3928.3	109.9	4184.2
1	RETAIL	16	61	-	-	9	-	1584.5	-	1584.5	110.2	103.8	734.6	2533.1	-	420.0	2953.1
2	RETAIL	-	-	-	-	10	-	1686.0	264.8	1950.8	114.2	108.5	564.0	2472.7	-	249.1	2721.8
3	STUDIO	-	-	32.65	28	-	-	-	-	-	-	-	-	-	-	-	-
4	2 BEDROOM	-	-	58.309	14	-	-	-	-	-	-	-	-	-	-	-	-
5	1 BEDROOM+1	-	-	66.79	5	-	-	42	2010.5	276.4	2286.9	70.2	79.7	273.6	2434.0	121.7	2555.8
6	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
7	2 BEDROOM+ STUDIO	-	-	106.177	11	-	-	17	1630.6	276.4	1907.0	70.2	64.0	218.0	1764.8	114.5	2097.3
8	1 BEDROOM+1	-	-	66.79	4	-	-	-	-	-	-	-	-	-	-	-	-
9	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
10	2 BEDROOM+ STUDIO	-	-	106.177	6	-	-	13	1231.4	276.4	1507.8	70.2	48.0	167.2	1349.6	114.5	1631.3
11	1 BEDROOM+1	-	-	66.69	3	-	-	-	-	-	-	-	-	-	-	-	-
12	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
13	2 BEDROOM+ STUDIO	-	-	106.177	5	-	-	9	832.2	276.4	1108.6	70.2	32.3	123.1	934.7	36.1	1093.8
14	2 BEDROOM+ 1	-	-	127.52	1	-	-	-	-	-	-	-	-	-	-	-	-
15	1 BEDROOM+ 1 + S	-	-	148.75	1	-	-	-	-	-	-	-	-	-	-	-	-
16	2BR+2BR+STUDIO	-	-	267.18	1	-	-	3	405.2	138.2	543.5	70.2	32.1	155.4	507.6	96.1	759
ROOF + FACILITY	-	-	-	-	-	-	-	0	0	0	11.61	17	0	28	-	32	61
TOTAL	-	151	150	-	84	19	-	84	9380	-	683	535	2236	12171	3928	1294	18057

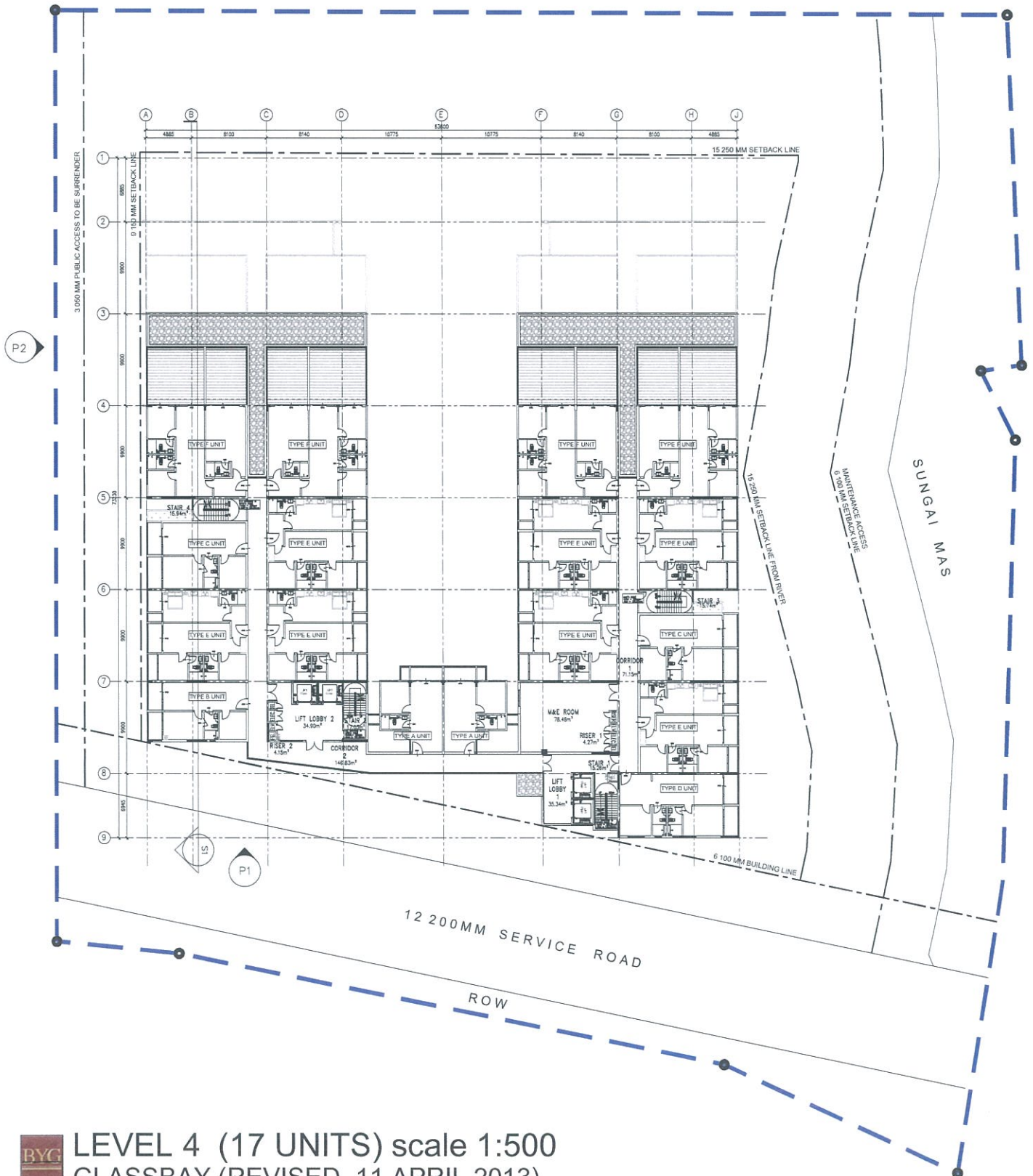


UNIT TYPE	TYPE A UNIT (6 UNITS)	TYPE B UNIT (3 UNITS)	TYPE C UNIT (3 UNITS)						
									
DESIGN IDEA	1BR + 1	1BR + 1	1BR + 1						
L4	2	1	2						
L5	2	1	1						
L6	2	1	0						
L7	0	0	0						
AREA TABULATION	SPACE	AREA (SQ.M)		SPACE	AREA (SQ.M)		SPACE	AREA (SQ.M)	
		NET	ACC.		NET	ACC.		NET	ACC.
	KITCHEN	8.96		FOYER	2.57		FOYER	3.08	
	DINING	9.10		KITCHEN	7.12		KITCHEN	7.97	
	LIVING	9.60		DINING	8.65		DINING	9.86	
	BEDROOM 1	12.44		LIVING	10.71		LIVING	12.20	
	BEDROOM 2	12.04		BEDROOM 1	14.10		BEDROOM 1	16.06	
	BATH	5.34		BEDROOM 2	9.70		BEDROOM 2	11.05	
	BALCONY	5.80		BATH	5.23		BATH	5.99	
	A/C		3.38	BALCONY	5.37		BALCONY	6.19	
			A/C		5.37	A/C		6.12	
TOTAL		66.66							
			TOTAL		68.82	TOTAL		78.52	

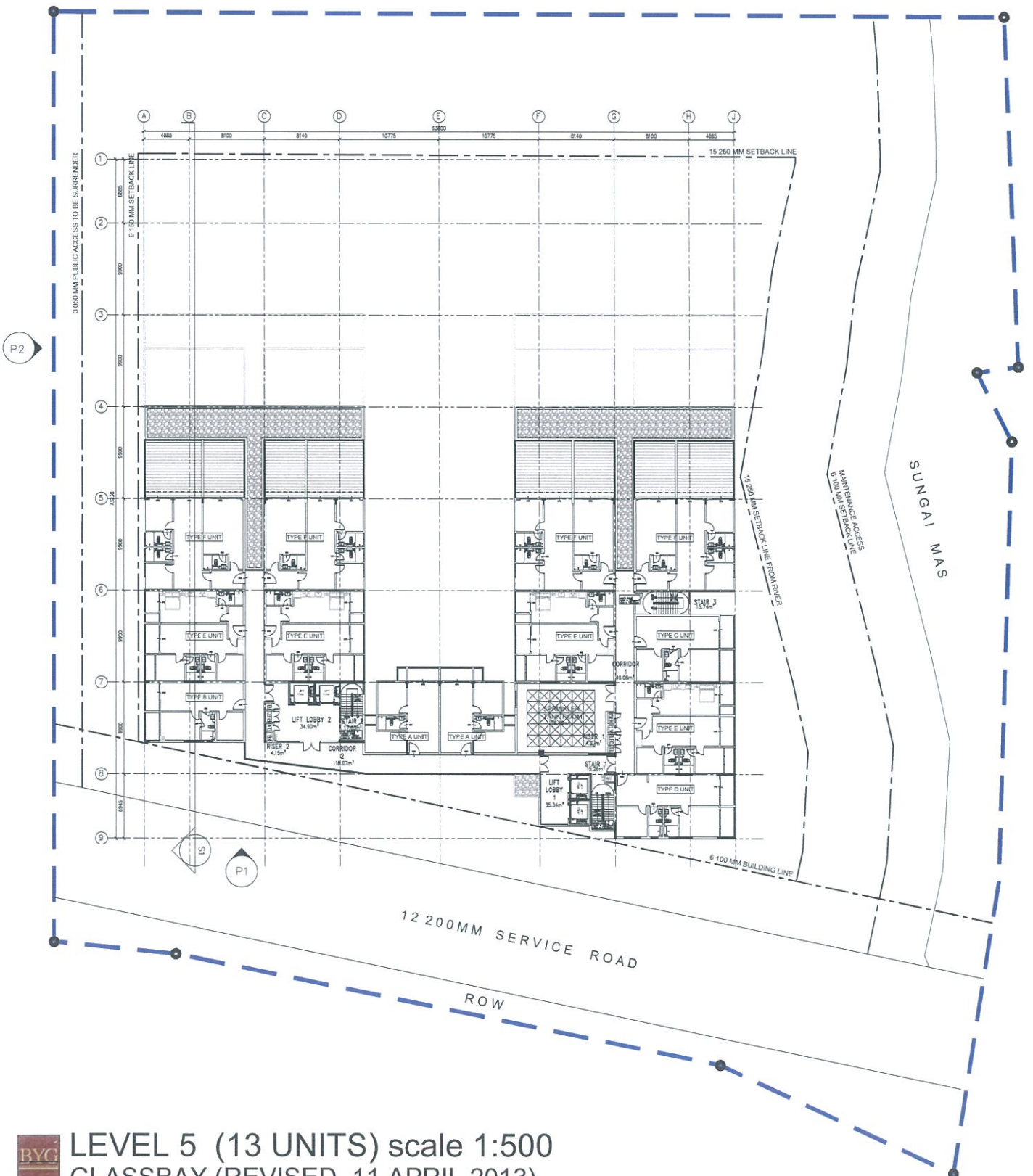
UNIT TYPE	TYPE D UNIT (3 UNITS)	TYPE E UNIT (12 UNITS)	TYPE F UNIT (12 UNITS)																																																																																																																																																															
																																																																																																																																																																		
DESIGN IDEA	2BR	2BR + S	2BR + S																																																																																																																																																															
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L5	1	4	4																																																																																																																																																															
L6	1	1	4																																																																																																																																																															
L7	0	0	0																																																																																																																																																															
AREA TABULATION	<table><tr><th rowspan="2">SPACE</th><th colspan="2">AREA (SQ.M)</th></tr><tr><th>NET</th><th>ACC.</th></tr><tr><td>FOYER</td><td>2.94</td><td></td></tr><tr><td>KITCHEN</td><td>6.61</td><td></td></tr><tr><td>DINING</td><td>8.78</td><td></td></tr><tr><td>STUDY</td><td>6.96</td><td></td></tr><tr><td>LIVING</td><td>13.42</td><td></td></tr><tr><td>BEDROOM 1</td><td>15.74</td><td></td></tr><tr><td>BEDROOM 2</td><td>12.64</td><td></td></tr><tr><td>BATH 1</td><td>5.82</td><td></td></tr><tr><td>BATH 2</td><td>5.82</td><td></td></tr><tr><td>BALCONY</td><td>5.75</td><td></td></tr><tr><td>A/C</td><td></td><td>5.95</td></tr><tr><td></td><td></td><td></td></tr><tr><td>TOTAL</td><td></td><td>90.43</td></tr></table>	SPACE	AREA (SQ.M)		NET	ACC.	FOYER	2.94		KITCHEN	6.61		DINING	8.78		STUDY	6.96		LIVING	13.42		BEDROOM 1	15.74		BEDROOM 2	12.64		BATH 1	5.82		BATH 2	5.82		BALCONY	5.75		A/C		5.95				TOTAL		90.43	<table><tr><th rowspan="2">SPACE</th><th colspan="2">AREA (SQ.M)</th></tr><tr><th>NET</th><th>ACC.</th></tr><tr><td>FOYER</td><td>6.25</td><td></td></tr><tr><td>2BR</td><td></td><td></td></tr><tr><td>ENTRANCE 1</td><td>2.99</td><td></td></tr><tr><td>KITCHEN</td><td>6.65</td><td></td></tr><tr><td>DINING</td><td>6.82</td><td></td></tr><tr><td>LIVING</td><td>11.02</td><td></td></tr><tr><td>BEDROOM 1</td><td>9.85</td><td></td></tr><tr><td>BEDROOM 2</td><td>9.13</td><td></td></tr><tr><td>BATH 1</td><td>4.95</td><td></td></tr><tr><td>BATH 2</td><td>4.95</td><td></td></tr><tr><td>BALCONY</td><td>5.63</td><td></td></tr><tr><td>A/C</td><td></td><td>3.55</td></tr><tr><td></td><td></td><td></td></tr><tr><td>TOTAL</td><td></td><td>65.54</td></tr></table>	SPACE	AREA (SQ.M)		NET	ACC.	FOYER	6.25		2BR			ENTRANCE 1	2.99		KITCHEN	6.65		DINING	6.82		LIVING	11.02		BEDROOM 1	9.85		BEDROOM 2	9.13		BATH 1	4.95		BATH 2	4.95		BALCONY	5.63		A/C		3.55				TOTAL		65.54	<table><tr><th rowspan="2">SPACE</th><th colspan="2">AREA (SQ.M)</th></tr><tr><th>NET</th><th>ACC.</th></tr><tr><td>FOYER</td><td>7.88</td><td></td></tr><tr><td>2BR</td><td></td><td></td></tr><tr><td>ENTRANCE 1</td><td>1.89</td><td></td></tr><tr><td>KITCHEN</td><td>6.97</td><td></td></tr><tr><td>DINING</td><td>9.43</td><td></td></tr><tr><td>LIVING</td><td>15.25</td><td></td></tr><tr><td>BEDROOM 1</td><td>11.45</td><td></td></tr><tr><td>BEDROOM 2</td><td>9.43</td><td></td></tr><tr><td>BATH 1</td><td>5.19</td><td></td></tr><tr><td>BATH 2</td><td>5.19</td><td></td></tr><tr><td>RF TERRACE</td><td></td><td>40.10</td></tr><tr><td>TOTAL</td><td></td><td>104.9</td></tr></table>	SPACE	AREA (SQ.M)		NET	ACC.	FOYER	7.88		2BR			ENTRANCE 1	1.89		KITCHEN	6.97		DINING	9.43		LIVING	15.25		BEDROOM 1	11.45		BEDROOM 2	9.43		BATH 1	5.19		BATH 2	5.19		RF TERRACE		40.10	TOTAL		104.9	<table><tr><th rowspan="2">SPACE</th><th colspan="2">AREA (SQ.M)</th></tr><tr><th>NET</th><th>ACC.</th></tr><tr><td>ENTRANCE 2</td><td>2.98</td><td></td></tr><tr><td>PANTRY</td><td>5.79</td><td></td></tr><tr><td>STUDIO</td><td>22.14</td><td></td></tr><tr><td>BATH</td><td>4.58</td><td></td></tr><tr><td>RF TERRACE</td><td></td><td>29.01</td></tr><tr><td>TOTAL</td><td></td><td>64.5</td></tr><tr><td>TOTAL UNIT</td><td></td><td>177.28</td></tr></table>	SPACE	AREA (SQ.M)		NET	ACC.	ENTRANCE 2	2.98		PANTRY	5.79		STUDIO	22.14		BATH	4.58		RF TERRACE		29.01	TOTAL		64.5	TOTAL UNIT		177.28
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UNIT TYPE	TYPE G UNIT (1 UNIT)			TYPE H UNIT (1 UNIT)			TYPE I UNIT (1 UNIT)		
									
DESIGN IDEA	2BR + 1			1BR + 1 + S			2BR + 2BR + S		
L4	0			0			0		
L5	0			0			0		
L6	0			0			0		
L7	1			1			1		
AREA TABULATION	SPACE	AREA (SQ.M)		SPACE	AREA (SQ.M)		SPACE	AREA (SQ.M)	
		NET	ACC.		NET	ACC.		NET	ACC.
	FOYER	8.96		FOYER	4.81		FOYER	7.88	
	DRY KITCHEN	8.96		1BR + 1			2BR		
	WET KITCHEN	12.44		KITCHEN	6.23		ENTRANCE 1	1.89	
	DINING	18.70		DINING	9.14		KITCHEN	6.97	
	LIVING	18.70		LIVING	11.59		DINING	9.43	
	BEDROOM 1	12.44		BEDROOM 1	11.45		LIVING	15.25	
	BEDROOM 2	12.04		BEDROOM 2	7.45		BEDROOM 1	11.45	
	BEDROOM 3	12.04		BATH 1	5.19		BEDROOM 2	9.43	
	BATH 1	5.34		RF TERRACE		40.10	BATH 1	5.19	
	BATH 2	5.34		TOTAL		91.15	BATH 2	5.19	
	BALCONY	5.80		STUDIO			RF TERRACE		40.10
	A/C		6.76	PANTRY	4.88		TOTAL		104.9
	TOTAL		127.52	STUDIO	14.70		STUDIO		
				BATH	4.20		ENTRANCE 2	2.78	
				RF TERRACE		29.01	PANTRY	5.46	
				TOTAL		52.79	STUDIO	22.14	
				TOTAL UNIT		148.75	BATH	4.58	
							RF TERRACE		29.01
							TOTAL		63.97
							2BR		
							ENTRANCE 3	6.18	
							STUDY	3.72	
							KITCHEN	6.61	
							DINING	8.78	
							LIVING	13.42	
							BEDROOM 1	15.74	
							BEDROOM 2	12.64	
							BATH 1	5.82	
							BATH 2	5.82	
							BALCONY	5.75	
							A/C		5.95
							TOTAL		90.43
							TOTAL UNIT		267.18

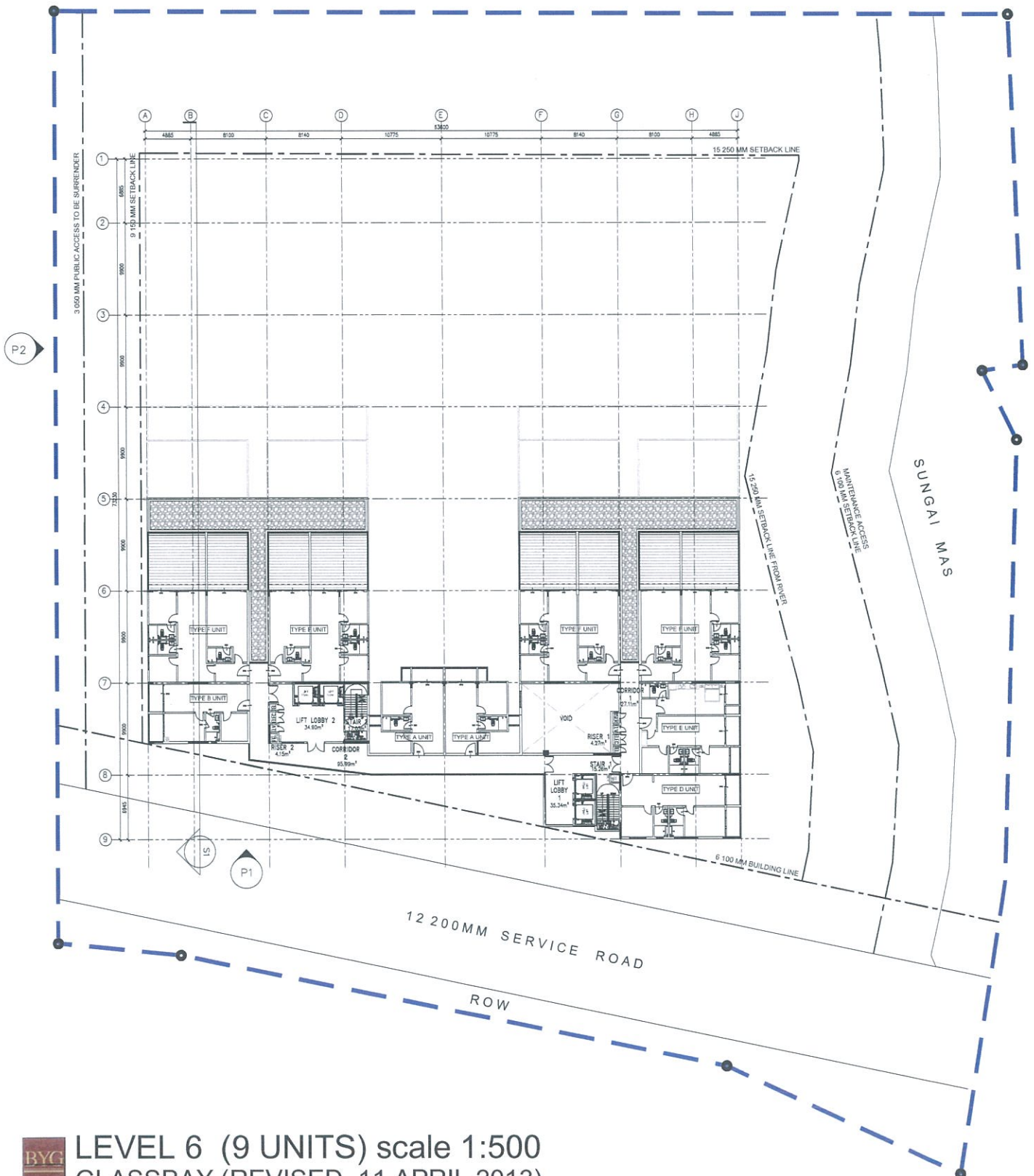
LEVEL	TYPE	CARPARK	MOTORCYCL E BAY	SIZE (M ²)	UNIT	RETAIL TOTAL	OFFICE/SERVICE APARTMENT	NFA (M ²)	BONUS NFA (M ²)	TOTAL NFA (M ²)	FACILIT Y (M ²)	STAIR (M ²)	CIRCULATI ON (M ²)	GFA (M ²)	CAR PARK (M ²)	M&E (M ²)	BUA(M ²)
SB	CAR PARK	135	89	-	-	-	-	-	-	-	96.0	50.0	-	146.0	3928.3	109.9	4184.2
1	RETAIL	16	61	-	-	9	-	1584.5	-	1584.5	110.2	103.8	734.6	2533.1	-	420.0	2953.1
2	RETAIL	-	-	-	-	10	-	1686.0	264.8	1950.8	114.2	108.5	564.0	2472.7	-	249.1	2721.8
3	STUDIO	-	-	32-65	28	-	-	-	-	-	-	-	-	-	-	-	-
4	2 BEDROOM	-	-	68-109	14	-	-	42	2010.5	276.4	2286.9	70.2	79.7	273.6	2434.0	121.7	2555.8
5	1 BEDROOM+1	-	-	66-79	5	-	-	-	-	-	-	-	-	-	-	-	-
6	2 BEDROOM	-	-	90.43	1	-	-	17	1630.6	276.4	1907.0	70.2	64.0	218.0	1764.8	114.5	2097.3
7	2 BEDROOM + STUDIO	-	-	106-177	11	-	-	13	1231.4	276.4	1507.8	70.2	48.0	167.2	1349.6	114.5	1631.3
8	1 BEDROOM-1	-	-	66-79	4	-	-	-	-	-	-	-	-	-	-	-	-
9	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
10	2 BEDROOM + STUDIO	-	-	106-177	8	-	-	9	832.2	276.4	1108.6	70.2	32.3	123.1	934.7	36.1	1093.8
11	1 BEDROOM-1	-	-	66-69	3	-	-	-	-	-	-	-	-	-	-	-	-
12	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
13	2 BEDROOM + STUDIO	-	-	106-177	5	-	-	-	-	-	-	-	-	-	-	-	-
14	2 BEDROOM + 1	-	-	127.52	1	-	-	-	-	-	-	-	-	-	-	-	-
15	1 BEDROOM + 1 + S	-	-	148.75	1	-	-	-	-	-	-	-	-	-	-	-	-
16	2BR+2BR+STUDIO	-	-	267.18	1	-	-	3	405.2	138.2	543.5	70.2	32.1	155.4	507.6	96.1	759
ROOF + FACILITY	-	-	-	-	-	-	-	0	0	0	11.61	17	0	28	-	32	61
TOTAL	-	151	150	-	84	19	-	84	9380	-	683	535	2236	12171	3928	1294	18057



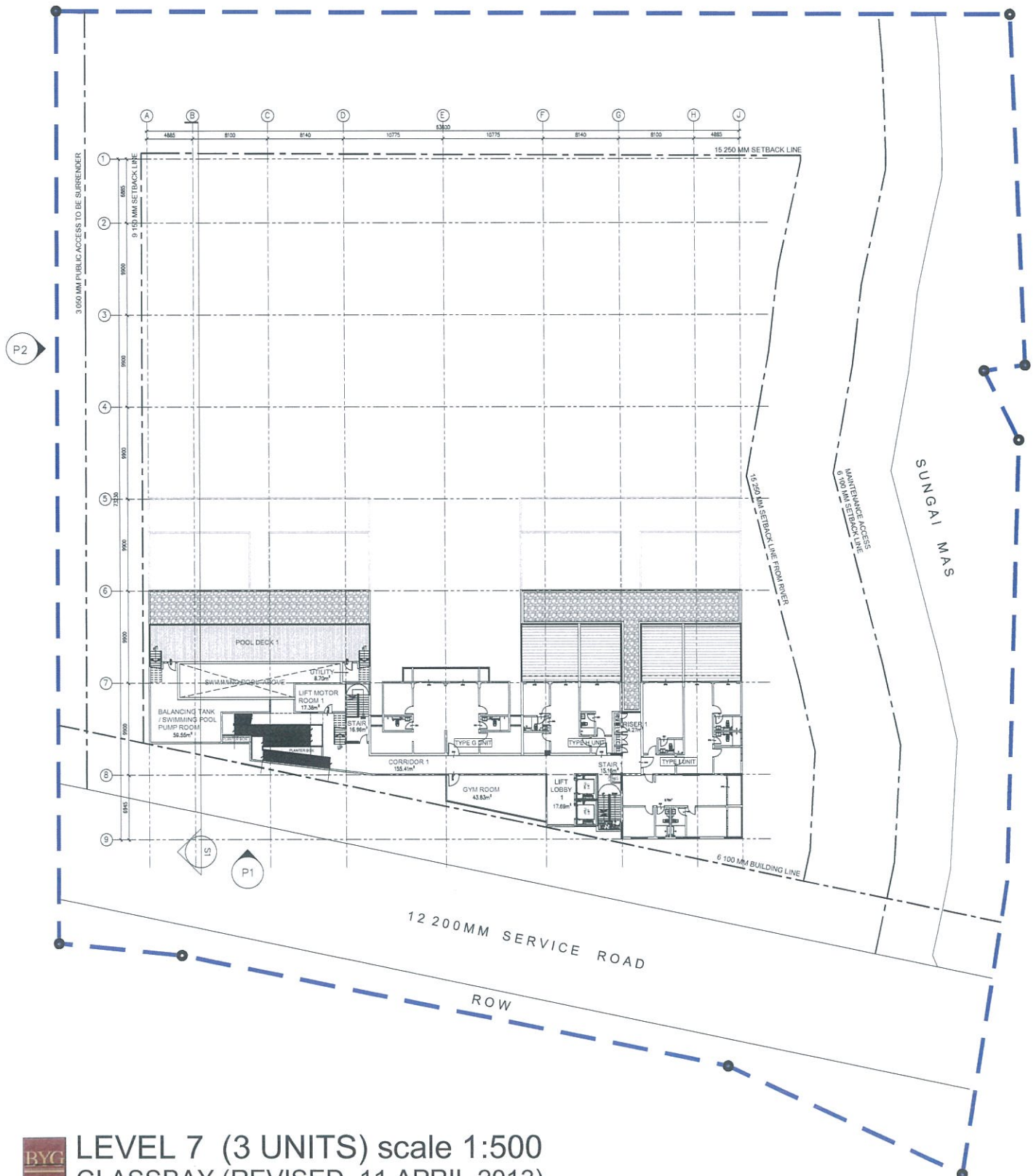
LEVEL	TYPE	CARPARK	MOTORCYCL E BAY	SIZE (M ²)	UNIT	RETAIL TOTAL	OFFICE/SERVICE APARTMENT	NFA (M ²)	BONUS NFA (M ²)	TOTAL NFA (M ²)	FACILIT Y (M ²)	STAIR (M ²)	CIRCULATI ON (M ²)	GFA (M ²)	CAR PARK (M ²)	M&E (M ²)	BUA (M ²)
SB	CAR PARK	135	89	-	-	-	-	-	-	-	96.0	50.0	-	146.0	3928.3	109.9	4184.2
1	RETAIL	16	61	-	-	9	-	1584.5	-	1584.5	110.2	103.8	734.6	2533.1	-	420.0	2953.1
2	RETAIL	-	-	-	-	10	-	1686.0	264.8	1950.8	114.2	108.5	564.0	2472.7	-	249.1	2721.8
3	STUDIO	-	-	32.65	28	-	-	-	-	-	-	-	-	-	-	-	-
4	2 BEDROOM	-	-	68.109	14	-	42	2010.5	276.4	2286.9	70.2	79.7	273.6	2434.0	-	121.7	2555.8
5	1 BEDROOM+1	-	-	66.79	5	-	-	-	-	-	-	-	-	-	-	-	-
6	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
7	2 BEDROOM + STUDIO	-	-	106-177	11	-	17	1630.6	276.4	1907.0	70.2	64.0	218.0	1764.8	-	114.5	2097.3
8	1 BEDROOM+1	-	-	66.79	4	-	-	-	-	-	-	-	-	-	-	-	-
9	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
10	2 BEDROOM + STUDIO	-	-	106-177	8	-	13	1231.4	276.4	1507.8	70.2	48.0	167.2	1349.6	-	114.5	1631.3
11	1 BEDROOM+1	-	-	66.69	3	-	-	-	-	-	-	-	-	-	-	-	-
12	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
13	2 BEDROOM + STUDIO	-	-	106-177	5	-	9	832.2	276.4	1108.6	70.2	32.3	123.1	934.7	-	36.1	1093.8
14	2 BEDROOM + 1	-	-	127.52	1	-	-	-	-	-	-	-	-	-	-	-	-
15	1 BEDROOM + 1 + S	-	-	148.75	1	-	-	-	-	-	-	-	-	-	-	-	-
16	2BR+2BR+STUDIO	-	-	267.18	1	-	3	405.2	138.2	543.5	70.2	32.1	155.4	507.6	-	96.1	759
ROOF + FACILITY	-	-	-	-	-	-	-	0	0	0	11.61	17	0	28	-	32	61
TOTAL	-	151	150	-	84	19	-	84	9380	-	683	535	2236	12171	3928	1294	18057



LEVEL	TYPE	CARPARK	MOTORCYCL E BAY	SIZE (M ²)	UNIT	RETAIL TOTAL	OFFICE/SERVICE APARTMENT	NFA (M ²)	BONUS NFA (M ²)	TOTAL NFA (M ²)	FACILITY Y (M ²)	STAIR (M ²)	CIRCULATION (M ²)	GFA (M ²)	CARPARK (M ²)	M&E (M ²)	BUA(M ²)
SB	CAR PARK	135	89	-	-	-	-	-	-	-	96.0	50.0	-	146.0	3928.3	109.9	4184.2
1	RETAIL	16	61	-	-	9	-	1584.5	-	1584.5	110.2	103.8	734.6	2533.1	-	420.0	2953.1
2	RETAIL	-	-	-	-	10	-	1686.0	264.8	1950.8	114.2	108.5	564.0	2472.7	-	249.1	2721.8
3	STUDIO	-	-	32.65	28	-	42	2010.5	276.4	2286.9	70.2	79.7	273.6	2434.0	-	121.7	2555.8
4	2 BEDROOM	-	-	68.109	14	-	-	-	-	-	-	-	-	-	-	-	-
	1 BEDROOM+1	-	-	66.79	5	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM + STUDIO	-	-	106.177	11	-	17	1630.6	276.4	1907.0	70.2	64.0	218.0	1764.8	-	114.5	2097.3
5	1 BEDROOM+1	-	-	66.79	4	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM + STUDIO	-	-	106.177	8	-	13	1231.4	276.4	1507.8	70.2	48.0	157.2	1349.6	-	114.5	1631.3
6	1 BEDROOM+1	-	-	66.69	3	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
	2 BEDROOM + STUDIO	-	-	106.177	5	-	9	832.2	276.4	1108.6	70.2	32.3	123.1	934.7	-	36.1	1093.8
7	2 BEDROOM + 1	-	-	127.52	1	-	-	-	-	-	-	-	-	-	-	-	-
	1 BEDROOM + 1 + S	-	-	148.75	1	-	-	-	-	-	-	-	-	-	-	-	-
	2BR+2BR+STUDIO	-	-	267.18	1	-	3	405.2	138.2	543.5	70.2	32.1	155.4	507.6	-	96.1	759
ROOF + FACILITY		-	-	-	-	-	-	0	0	0	11.61	17	0	28	-	32	61
TOTAL		151	150	-	84	19	84	9380	-	-	683	535	2236	12171	3928	1294	18057

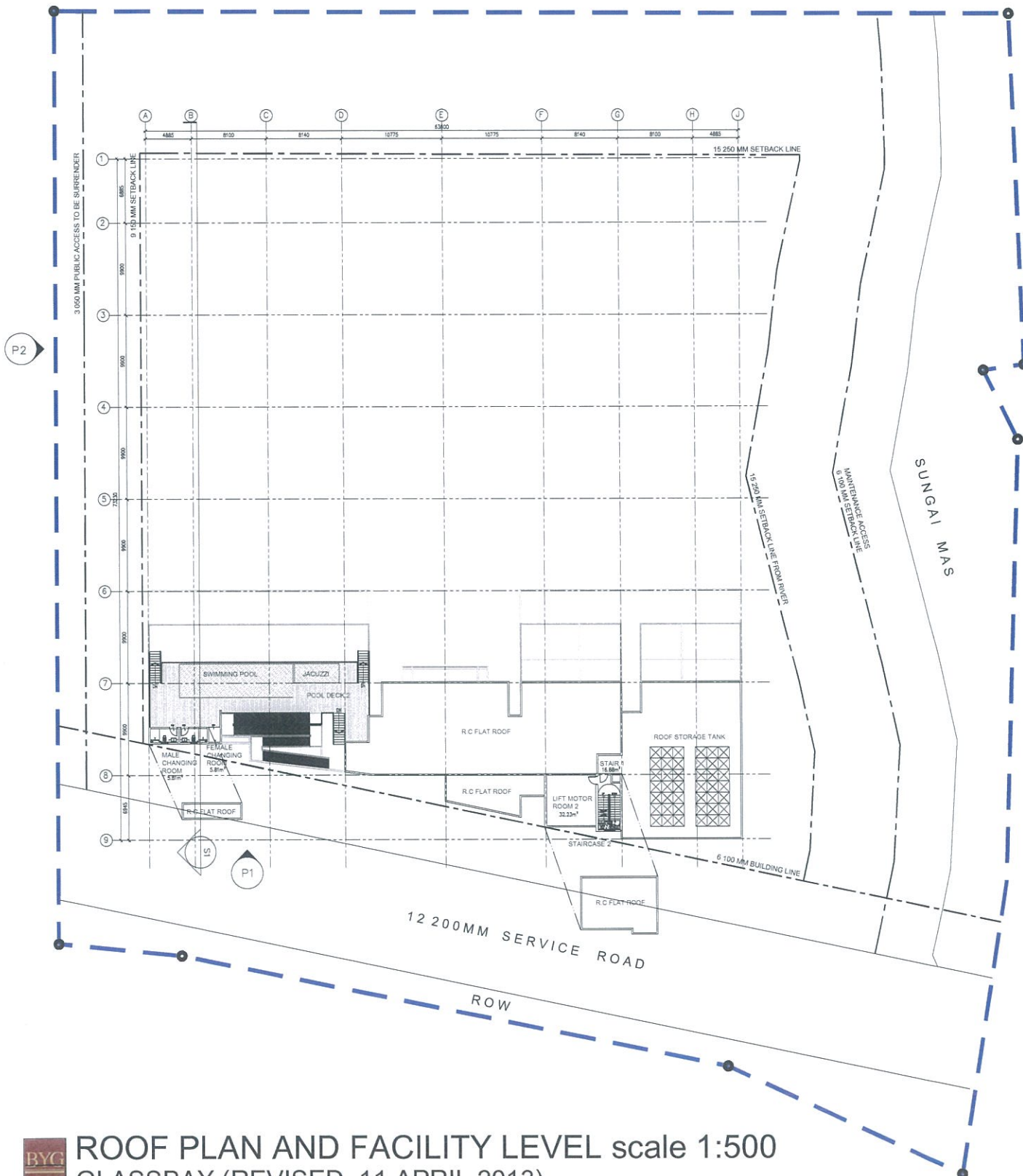


LEVEL	TYPE	CARPARK	MOTORCYCL E BAY	SIZE (M ²)	UNIT	RETAIL TOTAL	OFFICE/SERVICE APARTMENT	NFA (M ²)	BONUS NFA (M ²)	TOTAL NFA (M ²)	FACILIT Y (M ²)	STAIR (M ²)	CIRCULATI ON (M ²)	GFA (M ²)	CAR PARK (M ²)	M&E (M ²)	BUA(M ²)
SB	CAR PARK	135	89	-	-	-	-	-	-	-	96.0	50.0	-	146.0	3928.3	109.9	4184.2
1	RETAIL	16	61	-	-	9	-	1584.5	-	1584.5	110.2	103.8	734.6	2533.1	-	420.0	2953.1
2	RETAIL	-	-	-	-	10	-	1686.0	264.8	1950.8	114.2	108.5	564.0	2472.7	-	249.1	2721.8
3	STUDIO	-	-	32.65	28	-	-	-	-	-	-	-	-	-	-	-	-
4	2 BEDROOM	-	-	68.109	14	-	-	-	-	-	-	-	-	-	-	-	-
5	1 BEDROOM+1	-	-	66.79	5	-	-	42	2010.5	276.4	2286.9	70.2	79.7	273.6	2434.0	-	2555.8
6	2 BEDROOM	-	-	90.43	1	-	-	17	1630.6	276.4	1907.0	70.2	64.0	218.0	1764.8	-	2097.3
7	2 BEDROOM + STUDIO	-	-	106.177	11	-	-	13	1231.4	276.4	1507.8	70.2	48.0	167.2	1349.6	-	1631.3
8	1 BEDROOM+1	-	-	66.79	4	-	-	9	832.2	276.4	1108.6	70.2	32.3	123.1	934.7	-	1093.8
9	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
10	2 BEDROOM + STUDIO	-	-	106.177	5	-	-	3	405.2	138.2	543.5	70.2	32.1	155.4	507.6	-	759
11	2 BEDROOM + 1	-	-	127.52	1	-	-	-	-	-	-	-	-	-	-	-	-
12	1 BEDROOM + 1 + S	-	-	148.75	1	-	-	-	-	-	-	-	-	-	-	-	-
13	2BR+2BR+STUDIO	-	-	267.18	1	-	-	-	-	-	-	-	-	-	-	-	-
ROOF + FACILITY	-	-	-	-	-	-	-	0	0	0	11.61	17	0	28	-	32	61
TOTAL	-	151	150	-	84	19	-	84	9380	-	683	535	2236	12171	3928	1294	18057

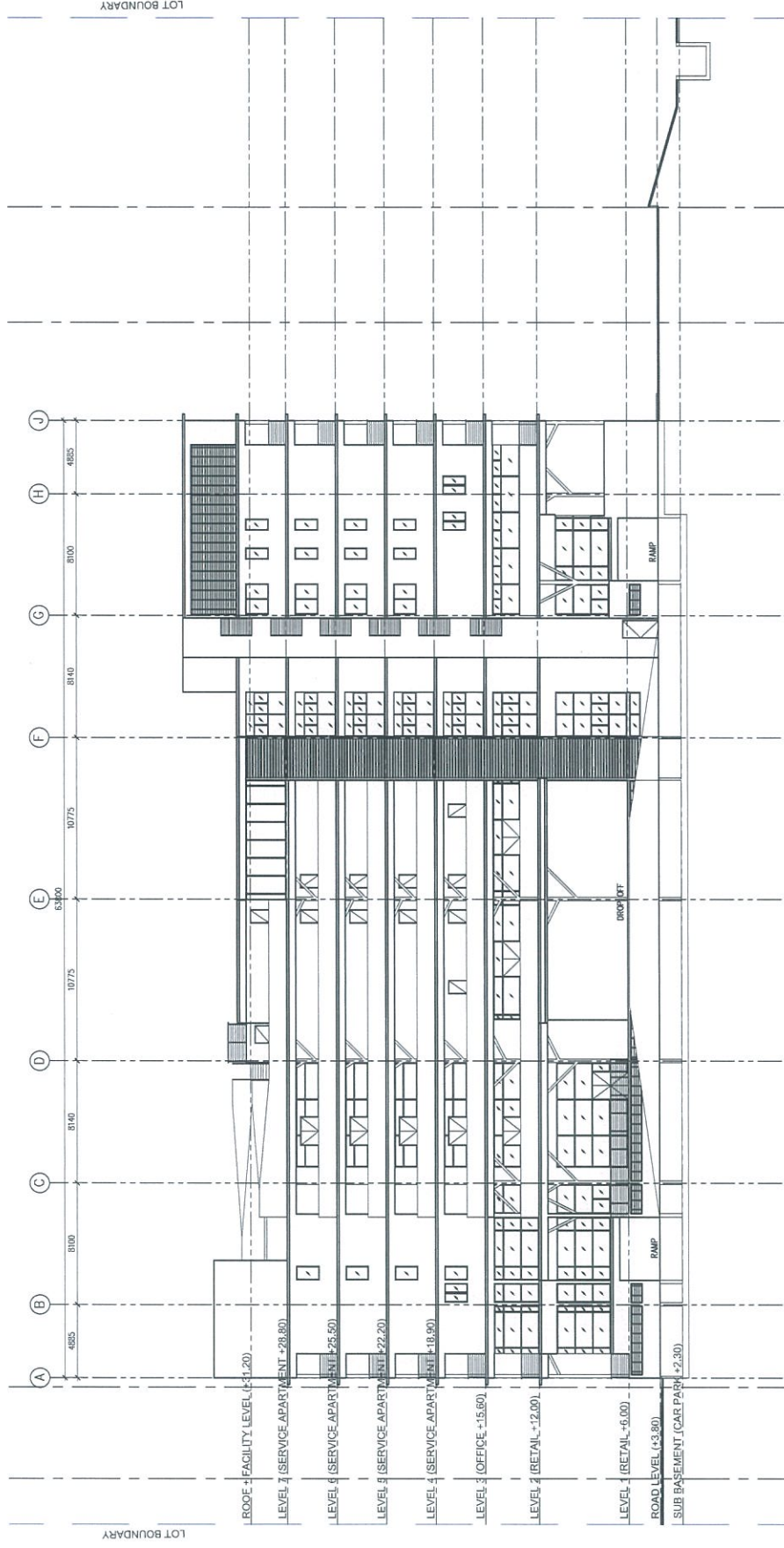


LEVEL 7 (3 UNITS) scale 1:500
GLASSBAY (REVISED_11 APRIL 2013)

LEVEL	TYPE	CARPARK	MOTORCYCL E BAY	SIZE (M ²)	UNIT	RETAIL TOTAL	OFFICE/SERVICE APARTMENT	NFA (M ²)	BONUS NFA (M ²)	TOTAL NFA (M ²)	FACILIT Y (M ²)	STAIR (M ²)	CIRCULATI ON (M ²)	GFA (M ²)	CAR PARK (M ²)	M&E (M ²)	BUA(M ²)
SB	CAR PARK	135	89	-	-	-	-	-	-	-	96.0	50.0	-	146.0	3928.3	109.9	4184.2
1	RETAIL	16	61	-	-	9	-	1584.5	-	1584.5	110.2	103.8	734.6	2533.1	-	420.0	2953.1
2	RETAIL	-	-	-	-	10	-	1686.0	264.8	1950.8	114.2	108.5	564.0	2472.7	-	249.1	2721.8
3	STUDIO	-	-	32.65	28	-	-	-	-	-	-	-	-	-	-	-	-
4	2 BEDROOM	-	-	58-109	14	-	-	-	-	-	-	-	-	-	-	-	-
5	1 BEDROOM+1	-	-	66-79	5	-	-	42	2010.5	276.4	2286.9	70.2	79.7	273.6	2434.0	121.7	2555.8
6	2 BEDROOM	-	-	90.43	1	-	-	17	1630.6	276.4	1907.0	70.2	64.0	218.0	1764.8	114.5	2097.3
7	2 BEDROOM+ STUDIO	-	-	106-177	11	-	-	13	1231.4	276.4	1507.8	70.2	48.0	167.2	1349.6	114.5	1631.3
8	1 BEDROOM+1	-	-	66-79	4	-	-	-	-	-	-	-	-	-	-	-	-
9	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
10	2 BEDROOM+ STUDIO	-	-	106-177	8	-	-	9	832.2	276.4	1108.6	70.2	32.3	123.1	934.7	36.1	1093.8
11	1 BEDROOM+1	-	-	66-69	3	-	-	-	-	-	-	-	-	-	-	-	-
12	2 BEDROOM	-	-	90.43	1	-	-	-	-	-	-	-	-	-	-	-	-
13	2 BEDROOM+ STUDIO	-	-	106-177	5	-	-	3	405.2	138.2	543.5	70.2	32.1	155.4	507.6	96.1	759
14	2 BEDROOM+ 1	-	-	127.52	1	-	-	-	-	-	-	-	-	-	-	-	-
15	1 BEDROOM+ 1 + S	-	-	148.75	1	-	-	-	-	-	-	-	-	-	-	-	-
16	2BR+2BR+STUDIO	-	-	267.18	1	-	-	-	-	-	-	-	-	-	-	-	-
ROOF + FACILITY								0	0	0	11.61	17	0	28		32	61
TOTAL		151	150		84	19		84	9380		683	535	2236	12171	3928	1294	18057

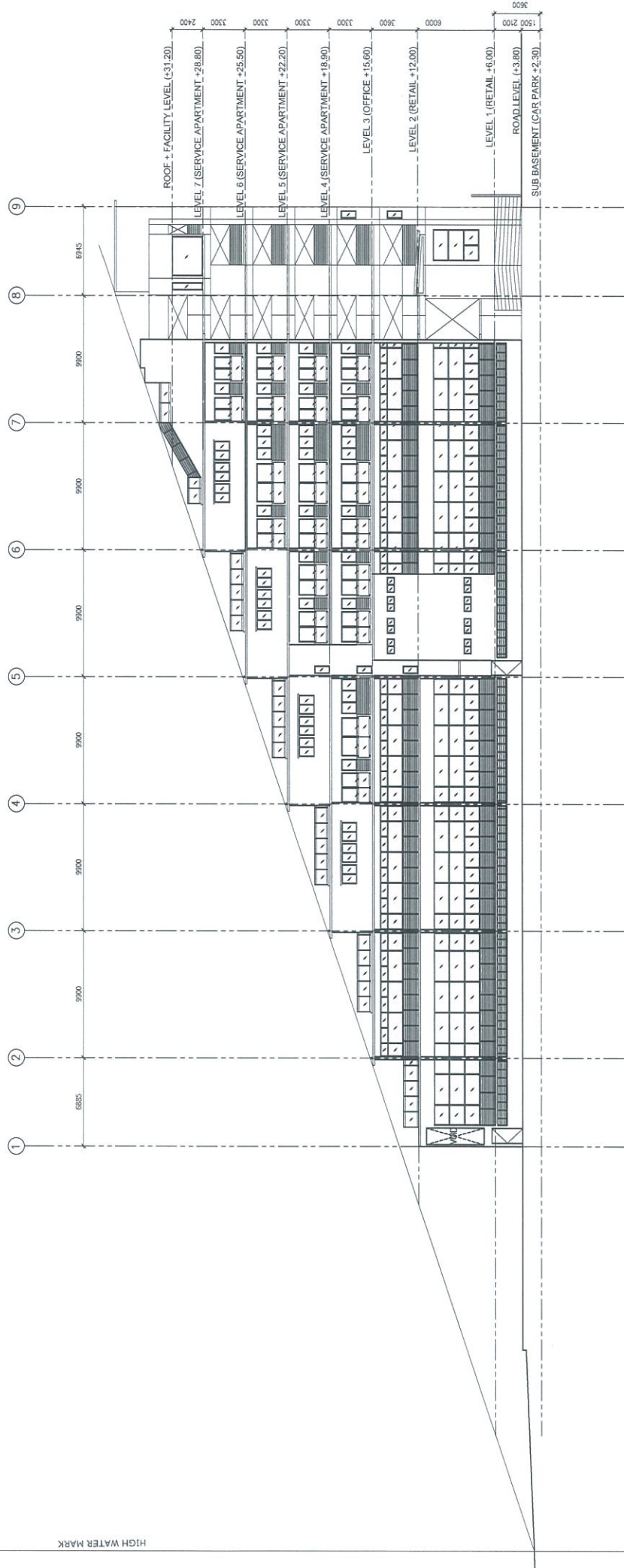


ROOF PLAN AND FACILITY LEVEL scale 1:500
GLASSBAY (REVISED_11 APRIL 2013)



FRONT ELEVATION
GLASS BAY (REVISE_11 APRIL 2013)

P1




 SIDE ELEVATION
 GLASS BAY (REVISE_11 APRIL 2013)

P2