

464 St Kilda Road
Development Summary

NOTE: ALL AREAS AND EFFICIENCIES ARE SUBJECT TO FURTHER COORDINATION WITH SPECIALIST CONSULTANTS

	FLOOR	1 Bed + 1 Bath	1 Bed + 1 Bath + Study	2 Bed + 2Bath	3 Bed + 2 Bath	3 Bed +3 Bath	4 Bed + 3 Bath	AMENITY m2	BALCONY m2	NO. CARS	NO. M.BIKES	NO. BIKES	F&B m2	NSA m2	GFA m2
HIGH RISE	17					8	4		146					1798	2258
	16					8	4		146					1798	2258
	15					8	4		146					1798	2258
	14					8	4		146					1798	2258
	13					8	4		146					1798	2258
	12					8	4		146					1798	2258
Mid RISE	11	4	10	6	2				206					1718	2258
	10	4	10	6	2				206					1718	2258
	9	4	10	6	2				206					1718	2258
	8	4	10	6	2				206					1718	2258
	7	4	10	6	2				206					1718	2258
	6	4	10	6	2				206					1718	2258
	5	4	10	6	2				206					1718	2258
	4	4	10	6	2				206					1718	2258
	3	4	10	6	2				206					1718	2258
	2		17	4				1217	184					1349	2824
PODIUM	1		17	4				982	200					1349	2620
	G		12	1					350			50	371	797	2921
BASEMENT	B01									126	5	29			4653
	B02									128	6	30			4653
		36	136	63	18	48	24	2199	3464	254	11	109	371	29745	51541

TOTAL APARTMENTS 325
TOTAL NSA 29745 sqm
TOTAL GFA 51541 sqm
AMENITY RATIO 6.8 sqm/opt

MIX	No. Apt	Size(m²)	Size(ft²)	%
1B+1B	36	50-58	538-624	11.1
1B+1B+S	136	60-63	645-678	41.8
2B	63	78-115	840-1240	19.4
3B+2B	18	130-135	1400-1454	5.5
3B+3B	48	145-147	1560-1582	14.8
4B+3B	24	152-155	1636-1668	7.4
				100.0

Tower NSA (M²) = 26250
Podium NSA (M²) = 3495

Assumptions Made

- GBA is inclusive of all external terraces, balconies and external plant.
- Plant GFA area defines internal space only. External plant would not be considered as GFA, but internal plants are included. Plant levels where that are supported by steel platforms (open air) are excluded from development summary.
- Services and structural input to be provided to confirm assumptions. Core, services and plant are indicative of expected lift numbers, riser area and and circulation. Spatial allowances contingent on site investigations and parameters.
- GLAR is inclusive of retails and cafe. Amenity requirement to be discussed.
- Area measurement based on PCA method of measurement.
- Apartment NSA measurement is **exclusive** of all balconies.

- FECA: Fully enclosed covered area
- UCA: Unenclosed covered area
- UUCA: Unenclosed uncovered area
- GFA = FECA + UCA
- GBA = GFA + UUCA