



The Arbor Master Plan Study

PROJECT NO: 121637
2021-06-22





The Arbor
MASTER PLAN STUDY
PROJECT NO. 121637
2021-06-22

THE ARBOR | RENDERING OF STACKED TOWNHOUSES



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THE ARBOR | RENDERING OF AMENITY PAVILION



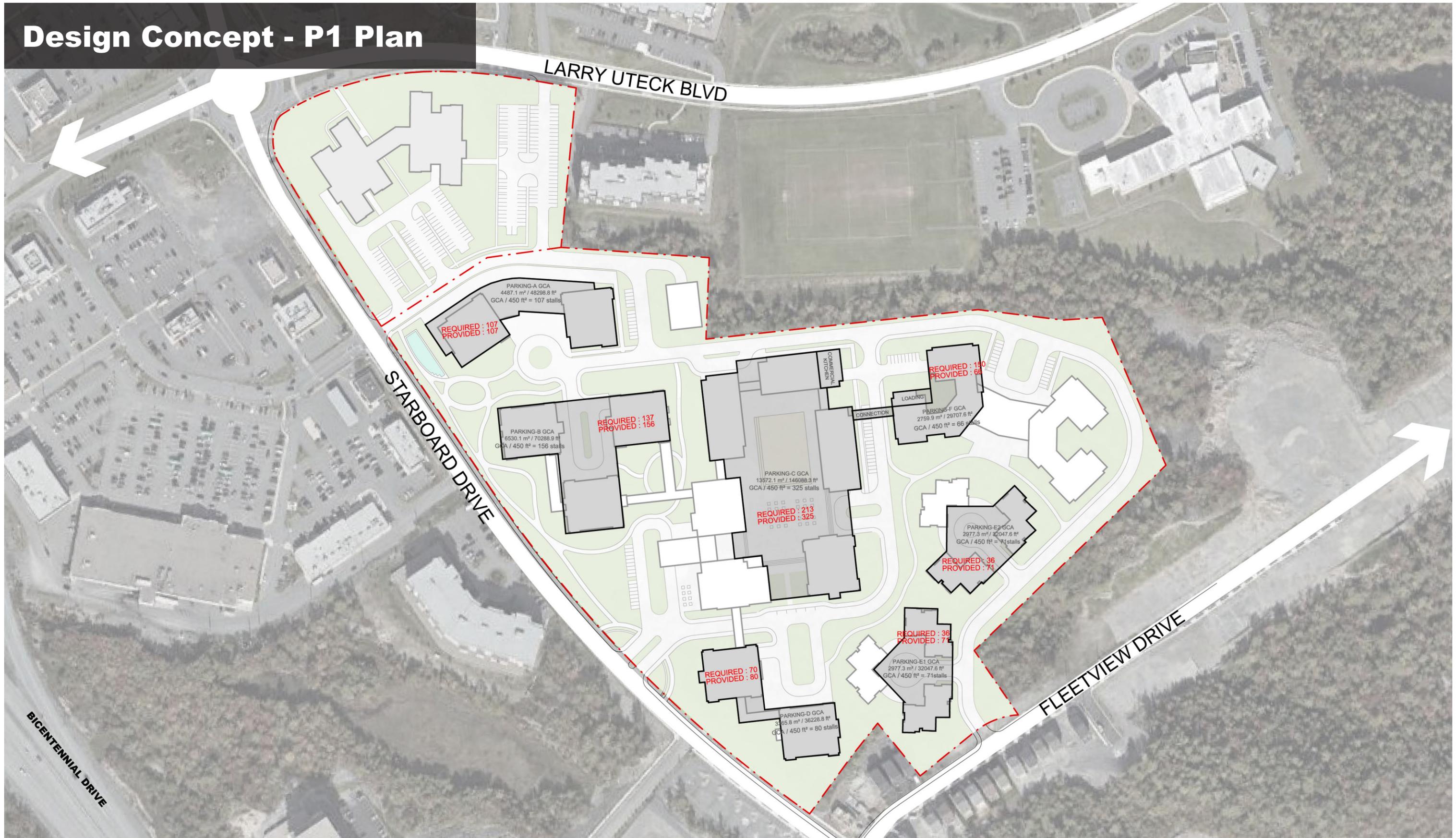
The Arbor
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THE ARBOR | RENDERING OF VILLAGE SQUARE

Design Concept - Site Plan



Design Concept - P1 Plan



Design Concept View- Phase 1



Design Concept View- Phase 2



Design Concept View- Phase 3



Development Yields & Phasing



| THE ARBOR PRELIMINARY STATISTICS | | | | | | | | | | | | |
|--|---|---------------|-------------|----------------|--------------|-------------------------|-------------------------|------------------|--------------|--------|--------------|--------------|
| Lot Area (Approximate, Excluding the Office) | 123,279 sq.m | 1,326,963 | sq.ft | | | | | | | | | |
| Footprint | 30,640 sq.m | 329,806 | sq.ft | | | | | | | | | |
| Gross Floor Area | 161,242 sq.m | 1,735,593 | sq.ft | | | | | | | | | |
| Lot Coverage | 24.85% (35% to 50% Max. Based on Development Agreement) | | | | | | | | | | | |
| Floor Space Index | 1.31 | | | | | | | | | | | |
| DINING | | | | | | | | | | | | |
| | Phase | Footprint | Unit | Footprint | Unit | GFA | Unit | GFA | Unit | Floors | Units | People |
| | 1 | 1,494 | sq.m | 16,081 | sq.ft | 2,988 | sq.m | 32,163 | sq.ft | 2 | - | - |
| | | 1,494 | sq.m | 16,081 | sq.ft | 2,988 | sq.m | 32,163 | sq.ft | | | |
| VILLAGE CENTRE | | | | | | | | | | | | |
| | Phase | Footprint | Unit | Footprint | Unit | GFA | Unit | GFA | Unit | Floors | Units | People |
| | 1 | 1,184 | sq.m | 12,744 | sq.ft | 3,552 | sq.m | 38,233 | sq.ft | 3 | - | - |
| | | 1,184 | sq.m | 12,744 | sq.ft | 3,552 | sq.m | 38,233 | sq.ft | | | |
| Lifestyle* | | | | | | | | | | | | |
| | Phase | Footprint | Unit | Footprint | Unit | GFA | Unit | GFA | Unit | Floors | Units | People |
| PODIUM | 1 | 1,222 | sq.m | 13,153 | sq.ft | 1,222 | sq.m | 13,153 | sq.ft | 1 | - | - |
| LIFESTYLE 1 | 1 | 1,389 | sq.m | 14,951 | sq.ft | 11,112 | sq.m | 119,608 | sq.ft | 8 | 96 | 144 |
| LIFESTYLE 2 | 1 | 1,389 | sq.m | 14,951 | sq.ft | 13,890 | sq.m | 149,511 | sq.ft | 10 | 118 | 180 |
| | | 4,000 | sq.m | 43,056 | sq.ft | 26,224 | sq.m | 282,273 | sq.ft | | 214 | 324 |
| Stacked Townhouses | | | | | | | | | | | | |
| | Phase | Footprint | Unit | Footprint | Unit | GFA | Unit | GFA | Unit | Floors | Units | People |
| Stacked Townhouses 1 | 2 | 761 | sq.m | 8,191 | sq.ft | 3,044 | sq.m | 32,765 | sq.ft | 4 | 24 | 48 |
| Stacked Townhouses 2 | 2 | 761 | sq.m | 8,191 | sq.ft | 3,044 | sq.m | 32,765 | sq.ft | 4 | 24 | 48 |
| Stacked Townhouses 3 | 2 | 761 | sq.m | 8,191 | sq.ft | 3,044 | sq.m | 32,765 | sq.ft | 4 | 24 | 48 |
| Stacked Townhouses 4 | 2 | 761 | sq.m | 8,191 | sq.ft | 3,044 | sq.m | 32,765 | sq.ft | 4 | 24 | 48 |
| Stacked Townhouses 5 | 2 | 761 | sq.m | 8,191 | sq.ft | 3,044 | sq.m | 32,765 | sq.ft | 4 | 24 | 48 |
| Stacked Townhouses 6 | 2 | 761 | sq.m | 8,191 | sq.ft | 3,044 | sq.m | 32,765 | sq.ft | 4 | 24 | 48 |
| | | 4,566 | sq.m | 49,148 | sq.ft | 18,264 | sq.m | 196,592 | sq.ft | | 144 | 288 |
| LIFESTYLE APARTMENTS* | | | | | | | | | | | | |
| | Phase | Footprint | Unit | Footprint | Unit | GFA | Unit | GFA | Unit | Floors | Units | People |
| TOWER 1 | 1 | 1,389 | sq.m | 14,951 | sq.ft | 8,334 | sq.m | 89,706 | sq.ft | 6 | 70 | 105 |
| TOWER 2 | 1 | 1,389 | sq.m | 14,951 | sq.ft | 8,334 | sq.m | 89,706 | sq.ft | 6 | 70 | 105 |
| TOWER 3 | 2 | 1,389 | sq.m | 14,951 | sq.ft | 8,334 | sq.m | 89,706 | sq.ft | 6 | 70 | 105 |
| TOWER 4 | 3 | 1,389 | sq.m | 14,951 | sq.ft | 11,112 | sq.m | 119,608 | sq.ft | 8 | 96 | 144 |
| TOWER 5 | 3 | 1,389 | sq.m | 14,951 | sq.ft | 11,112 | sq.m | 119,608 | sq.ft | 8 | 96 | 144 |
| TOWER 6 | 3 | 1,389 | sq.m | 14,951 | sq.ft | 11,112 | sq.m | 119,608 | sq.ft | 8 | 96 | 144 |
| | | 8,334 | sq.m | 89,706 | sq.ft | 58,338 | sq.m | 627,944 | sq.ft | | 498 | 747 |
| ALL INCLUSIVE LIFESTYLE* | | | | | | | | | | | | |
| | Phase | Footprint | Unit | Footprint | Unit | GFA | Unit | GFA | Unit | Floors | Units | People |
| All Inclusive Lifestyle 1 (Assisted) | 1 | 1,504 | sq.m | 16,189 | sq.ft | 9,024 | sq.m | 97,133 | sq.ft | 6 | 100 | 100 |
| All Inclusive Lifestyle 2 | 1 | 1,504 | sq.m | 16,189 | sq.ft | 9,024 | sq.m | 97,133 | sq.ft | 6 | 100 | 130 |
| All Inclusive Lifestyle 3 | 3 | 1,504 | sq.m | 16,189 | sq.ft | 12,032 | sq.m | 129,511 | sq.ft | 8 | 130 | 170 |
| | | 4,512 | sq.m | 48,567 | sq.ft | 30,080 | sq.m | 323,778 | sq.ft | | 330 | 400 |
| NURSING HOME | | | | | | | | | | | | |
| | Phase | Footprint | Unit | Footprint | Unit | GFA | Unit | GFA | Unit | Floors | Units | People |
| Nursing Home | 1 | 6,550 | sq.m | 70,504 | sq.ft | 21,796 | sq.m | 234,610 | sq.ft | 4 | 300 | 300 |
| | | 6,550 | sq.m | 70,504 | sq.ft | 21,796 | sq.m | 234,610 | sq.ft | | 300 | 300 |
| TOTAL | | 30,640 | sq.m | 329,806 | sq.ft | 161,242 | sq.m | 1,735,593 | sq.ft | | 1,486 | 2,059 |
| PARKING SUPPLY AND BELOW GRADE AREAS | | | | | | | | | | | | |
| | | GCA | Unit | GCA | Unit | Parking Spaces Required | Parking Spaces Provided | | | | | |
| PARKING A | | 4,487 | sq.m | 48,298 | sq.ft | 107 | 107 | | | | | |
| PARKING B | | 6,530 | sq.m | 70,288 | sq.ft | 137 | 156 | | | | | |
| PARKING C | | 13,572 | sq.m | 146,088 | sq.ft | 213 | 325 | | | | | |
| PARKING D | | 3,366 | sq.m | 36,231 | sq.ft | 70 | 80 | | | | | |
| PARKING E1 | | 2,977 | sq.m | 32,044 | sq.ft | 36 | 71 | | | | | |
| PARKING E2 | | 2,977 | sq.m | 32,044 | sq.ft | 36 | 71 | | | | | |
| PARKING F | | 2,760 | sq.m | 29,707 | sq.ft | 150 | 66 | | | | | |
| | | | | | | 749 | 876 | | | | | |

