

## Details of Land Parcel at Beach Road

<b>Location</b>	Beach Road
<b>Site Area / Cross-Sectional Area</b>	Plot 1: 21,026.9 m <sup>2</sup> (Land Lot) (includes the conserved building known as the former Beach Road Police Station)  Plot 2: 1,175.0 m <sup>2</sup> * (Subterranean Stratum)
<b>Allowable Development</b>	Commercial with conservation and restoration of the former Beach Road Police Station
<b>Maximum Permissible Gross Floor Area</b>	88,313 m <sup>2</sup> Office: Min 61,820 m <sup>2</sup> Retail: Max 3,000 m <sup>2</sup>
<b>Strata Subdivision</b>	<ul style="list-style-type: none"> <li>• Apart from any GFA for Hotel and/or Serviced Apartments and/or Residential use, the rest of the GFA in the development is to be contained in not more than three strata lots; and</li> <li>• The whole conserved building is to be held under a single strata lot</li> </ul>
<b>Maximum Building Height</b>	Part 14.3 m AMSL **/ 34.5 m AMSL **/ 30-storeys and 45-storeys (and not exceeding 182 m AMSL)
<b>Lease Period</b>	99 years

\* Estimated horizontal cross-sectional area and subject to cadastral survey

\*\* AMSL means Above Mean Sea Level.