

## HOUSING QUALITY ASSESSMENT

CLIENT MSJA LTD  
PROJECT PROSPECT HOUSE

JOB NO 620-005  
REVISION

UNIT NO.	UNIT TYPE	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m <sup>2</sup> )	AGGREGATE LIVING AREA PROPOSED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA REQUIRED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA PROPOSED (m <sup>2</sup> )	AGGREGATE STORAGE REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE PROPOSED (m <sup>2</sup> )	PRIVATE SPACE REQUIRED (m <sup>2</sup> )	PRIVATE SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
1	A	2 BED /4P	73	81.9	2	4	30	30	24.4	25.5	6	8.1	7	8	NO	YES
2	B	1 BED /2P	45	49	1	2	23	23.7	11.4	11.7	3	3	5	8	NO	NO
3	C	2 BED /4P	73	79	2	4	30	31	24.4	25	6	6.8	7	7	YES	NO
4	D	1 BED /2P	45	47.4	1	2	23	23.5	11.4	11.3	3	3	5	5	YES	NO
5	E	2 BED /4P	73	77.7	2	4	30	30	24.4	24.4	6	5.9	7	7	YES	NO
6	B	1 BED /2P	45	49	1	2	23	23.7	11.4	11.7	3	3	5	8	NO	NO
7	C	2 BED /4P	73	79	2	4	30	31	24.4	25	6	6.8	7	7	YES	NO
8	D	1 BED /2P	45	47.4	1	2	23	23.5	11.4	11.3	3	3	5	5	YES	NO
9	F	1 BED /2P	45	62	1	2	23	36.7	11.4	11.6	3	3	5	5	NO	YES
10	G	2 BED /4P	73	78.8	2	4	30	30	24.4	24.9	6	6.5	7	8	NO	NO
11	H	2 BED /4P	73	73.7	2	4	30	29.4	24.4	24.1	6	5.7	7	7	YES	NO
12	I	1 BED /2P	45	45.6	1	2	23	25.9	11.4	11.4	3	3	5	5	YES	NO
13	B	1 BED /2P	45	49	1	2	23	23.7	11.4	11.7	3	3	5	8	NO	NO
14	C	2 BED /4P	73	79	2	4	30	31	24.4	25	6	6.8	7	7	YES	NO
15	D	1 BED /2P	45	47.4	1	2	23	23.5	11.4	11.3	3	3	5	5	YES	NO
16	F	1 BED /2P	45	62	1	2	23	36.7	11.4	11.6	3	3	5	5	NO	YES
17	G	2 BED /4P	73	78.8	2	4	30	30	24.4	24.9	6	6.5	7	8	NO	NO
18	H	2 BED /4P	73	73.7	2	4	30	29.4	24.4	24.1	6	5.7	7	7	YES	NO
19	I	1 BED /2P	45	45.6	1	2	23	25.9	11.4	11.4	3	3	5	5	YES	NO
20	J	2 BED /4P	73	95.5	2	4	30	37.8	24.4	26.4	6	9	7	30	YES	YES
21	K	1 BED /2P	45	51.4	1	2	23	28	11.4	13	3	3.3	5	13	YES	YES
22	L	2 BED /4P	73	78.5	2	4	30	30	24.4	24.4	6	6.3	7	21	YES	NO
GATE LODGE		2BED/3P House	60	63.4	2	3	28	29.4	20	20.1	3	3.1	55	83.8	YES	NO
Prospect House		3Bed/6P House	110	433.25	3	6	37	137.96	36	62	6	59.13	60	223	YES	YES
TOTAL		24	1468.0	1928.1	38	75	648.0	801.8	449.8	483.8	108.0	169.6	247.0	495.8	16	6

SUMMARY				
	1 BEDROOM UNITS	2 BED/4P UNITS	2 BED/3P UNITS	3 BED/6P UNITS
NO. OF UNITS	11	11	1	1
% TOTAL NO. UNITS	45.8%	45.8%	4.2%	4.2%
TOTAL NO. OF APARTMENTS	22			
TOTAL NO. OF HOUSES (Prospect House and Gate Lodge)	2			
GRAND TOTAL NO. OF UNITS IN DEVELOPMENT	24			
TOTAL AREA OF PRIVATE AMENITY SPACE (m <sup>2</sup> )	495.8			
TOTAL NO. OF BEDROOMS	38			
TOTAL NO. OF BED SPACES	75			
TOTAL DEVELOPMENT FLOOR AREA (m <sup>2</sup> )	1928.1 (0.193HA)			
TOTAL SITE AREA (HECTARES)	0.511			
DEVELOPMENT PLOT RATIO	0.30			
DENSITY SITE	47.0			
TOTAL PUBLIC OPEN SPACE AREA (HECTARES)	0.1720			
% PUBLIC OPEN SPACE	34%			
TOTAL CAR PARKING SPACES PROVIDED -Apartments	25			
TOTAL CAR PARKING SPACES PROVIDED -Prospect House	2			
TOTAL CAR PARKING SPACES PROVIDED -Gate Lodge	2			
TOTAL BIKE SPACES	40			
TOTAL NO. OF SINGLE ASPECT UNITS	8			
% NO. OF SINGLE ASPECT UNITS	22%			
TOTAL NO. OF DUAL ASPECT UNITS	16			
% NO. OF DUAL ASPECT UNITS	66%			
TOTAL NO. NORTHERN FACING SINGLE UNITS	6			
TOTAL NO. OF UNITS > 10% GROSS FLOOR AREA	6			
% NO. OF UNITS > 10% GROSS FLOOR AREA	25%			