

Transitional Care Facility (TCF)	Floor	Bed Spaces	GIA* (m ²)
	Basement	0	277
	Ground Floor	19	1546
	1st Floor	28	1230
	2nd Floor	28	1230
	3rd Floor	28	1230
	TTL	103	5513

Site Statistics	
Development Site Area (excludes POS)	0.3784 ha
Subject Site (red line inc. drainage works, POS)	1.6727 ha
Demolition Area	c.5500 sq.m.
Existing on-site parking spaces (for removal)	114
Proposed Gross Floor Area	5513 sq.m.
Site Density	N/A
Plot Ratio ¹	1.46
Site Coverage ¹	41%
Public Open Space (POS) Provided	1286 sq.m.
TCF Courtyard Area	519 sq.m.

*GIA = Gross Internal Area. Area measured to internal face of external walls, includes service accommodation (WCs), lifts, stairs and shafts. Excludes external access decks.

¹NIA = Net Internal Area. Usable area measured to the internal face of perimeter walls; excludes lifts, stairs, shafts, shared corridors, structural walls, plant and tank rooms.

¹Based on development site area of 0.3784ha