

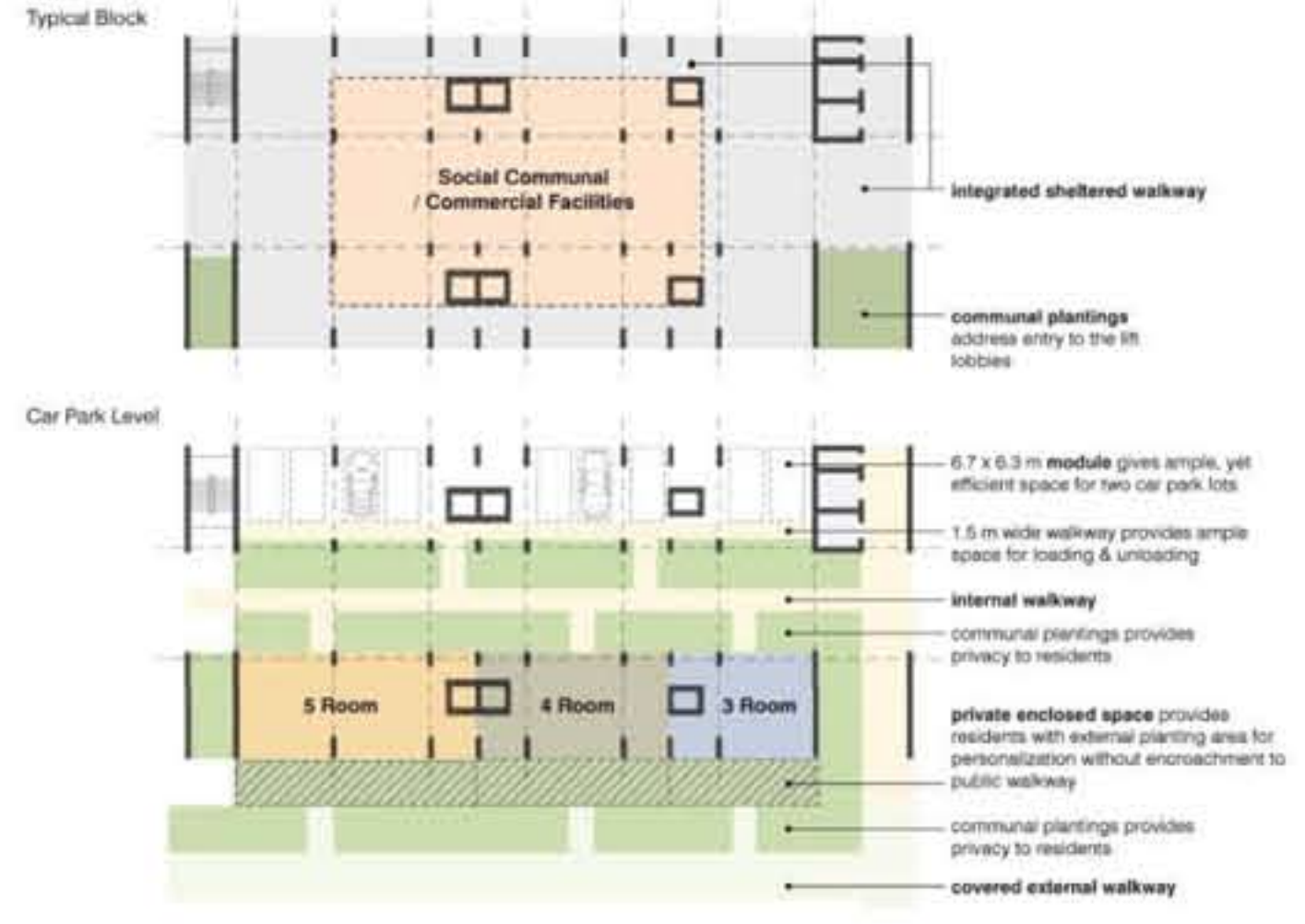
4 Creating Values

- **Modular Approach** → flexibility in planning
- **Structural Rationalization** → good spatial fit
- **Space Optimization** → spacious interiors, efficient services distribution, minimal cost

Technical Data

The scheme is able to achieve the technical requirements of the brief and at the same time achieve a marked improvement in the design aspect of HDB housing. The units are planned based on a modular system which allows the flexibility of unit layouts while maintaining an efficient, rational structure. By maximising the block layout and height, site coverage is minimised.

Optimal Cost through Efficient Planning & Structural Rationalisation



Efficient Planning - Space Optimisation



Parcels A & B

| | Given | Proposed |
|---|-------------|-------------|
| Nett Floor Area (NFA) / m ² | - | 111,125.42 |
| Gross Floor Area (GFA) / m ² | 143,060.00 | 150,121.43 |
| Efficiency Ratio (NFA / GFA) | | 74 % |
| Site Area / m ² | 45,206.40 | 45,206.40 |
| Gross Plot Ratio (GPR) | 3.16 (min) | 3.32 |
| Site Coverage | 44 % (max) | 31.2 % |
| Total Dwelling Units | 1,300 (min) | 1,305 |
| Flat Type Distribution | | |
| 3 Room | 78 (6%) | 75 (5.7%) |
| 4 Room | 871 (67%) | 873 (66.9%) |
| 5 Room | 351 (27%) | 357 (27.4) |
| Parking Provision | | |
| total car park lots | 778 | 873 |
| future provision | 78 | 88 |
| Social Communal Facilities | | |
| Education Centre (m ²) | 600 | 600 |
| Future Communal Facilities (m ²) | 500 | 500 |
| Childcare Centre (m ²) | 500 | 500 |
| Resident's Committee Centre (m ²) | 180 | 180 |

Promoting Neighbourliness, Preserving Privacy of Residents



6 Viewing the school and communal facilities. 7 Arriving at the LRT plaza. 8 Strolling through the Residents Square. 9 Strolling under the shade of the integrated walk ways under the blocks. 10 Focusing community residents on special waterfront views. 11 Admiring the protected sight lines between public & commercial development areas.