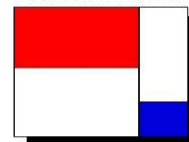


SCHEDULE OF ACCOMMODATION - OVERALL
TWO OAKS, SCHOLARSTOWN ROAD

REF. 1823

JOHN FLEMING
ARCHITECTS



Description	Net Area	Location	No	Type	Total Net Area by type	Total Gross Floor Area per block
Private Rented Sector (PRS)						SQ.M
Block B1	SQ.M				SQ.M	5264
Binstores	29	GF			29	
1 Bed	49.6	GF-4F	32	T1	1587.2	
2 Bed (4 Person)	75.2	GF-4F	23	T2	1729.6	
2 Bed (4 Person)	80.75	GF-4F	5	T3	403.75	
2 Bed (4 Person)	75	5F	2	T4	150	
2 Bed (4 Person)	74	5F	2	T4A	148	
1 Bed	50	5F	4	T5	200	
Total B1			68		4247.55	
Total 2 beds			32			
Total 1 beds			36			
Block B2	SQ.M				SQ.M	3605
Binstores	24.6	GF			24.6	
1 Bed	49.6	GF-4F	21	T1	1041.6	
2 Bed (4 Person)	76	GF-4F	19	T2	1444	
2 Bed (4 Person)	84	5F	2	T9	168	
1 Bed	49.8	5F	4	T5	199.2	
Total B2			46		2877.4	
Total 2 beds			21			
Total 1 beds			25			
Block B3	SQ.M				SQ.M	5312
1 Bed	49.6	GF-4F	11	T1	545.6	
1 Bed	53.5	GF-4F	20	T6	1070	
2 Bed (4 Person)	75.2	GF-4F	29	T2	2180.8	
2 Bed (4 Person)	75	5F	2	T4	150	
2 Bed (4 Person)	74	5F	2	T4A	148	
1 Bed	50	5F	4	T5	200	
Total B3			68		4294.4	
Total 2 beds			33			
Total 1 beds			35			
Block B4	SQ.M				SQ.M	5311
1 Bed	49.6	GF-4F	11	T1	545.6	
1 Bed	53.5	GF-4F	20	T6	1070	
2 Bed (4 Person)	75.2	GF-4F	29	T2	2180.8	
2 Bed (4 Person)	75	5F	2	T4	150	
2 Bed (4 Person)	74	5F	2	T4A	148	
1 Bed	50	5F	4	T5	200	
Total B4			68		4294.4	
Total 2 beds			33			
Total 1 beds			35			

Block B5	SQ.M				SQ.M	5243
1 Bed	49.6	GF-4F	31	T1	1537.6	
2 Bed (4 Person)	75.2	GF-4F	29	T2	2180.8	
2 Bed (4 Person)	75	5F	2	T4	150	
2 Bed (4 Person)	75	5F	2	T4A	150	
1 Bed	50	5F	4	T5	200	
Total B5			68			
Total 2 beds			33		4218.4	
Total 1 beds			35			
Blocks C1	SQ.M				SQ.M	5262
Binstores	28	GF			28	
1 Bed	49.6	GF-4F	32	T1	1587.2	
2 Bed (4 Person)	75.2	GF-4F	23	T2	1729.6	
2 Bed (4 Person)	80.75	GF-4F	5	T3	403.75	
2 Bed (4 Person)	75	5F	2	T4	150	
2 Bed (4 Person)	74	5F	2	T4A	148	
1 Bed	50	5F	4	T5	200	
Total C1			68		4246.55	
Total 2 beds			32			
Total 1 beds			36			
Blocks C2	SQ.M				SQ.M	5056.3
Binstores	27	GF			27	
Incl. Creche					438	
1 Bed	49.6	GF-4F	22	T1/1A	1091.2	
2 Bed (3 Person)	70	GF-4F	7	T10	490	
2 Bed (3 Person)	70	GF-4F	25	T7	1750	
2 Bed (4 Person)	78	5F	2	T8	156	
1 Bed	50	5F	4	T5	200	
Total C2			60		4152.2	
Total 2 beds			34			
Total 1 beds			26			
Block C3	SQ.M				SQ.M	3310
Management Suite	261	GF			574	
Café / Restaurant	288	GF				
Bin Stores	25	GF				
1 Bed	49.6	1F-4F	11	T1	545.6	
1 Bed	53.5	1F-3F	3	T6	160.5	
2 Bed (4 Person)	75.2	1F-4F	14	T2	1052.8	
1 Bed	50	4F-5F	4	T5	200	
2 Bed (4 Person)	76	4F-5F	2	T9	152	
Total C3			34		2684.9	
Total 2 beds			16			
Total 1 beds			18			
Total PRS Units					480	
Total 1 Bed			246			
Total 2 Beds			234			
Total Net Area PRS Blocks					31015.8	
Total Gross Area PRS Blocks		Residential only				37376
Total Gross Area PRS Blocks		Including Creche , Management Suite & Café				38363.3

Duplex Apartments - Market					
Block A1 - A9					
2 Bed Apt (Blocks A1, A2, A3, A4, A5, A6, A7, A8, A9)	87.8	Site Perimeter	50	DP1	4390
3 Bed Apt (Blocks A1, A2, A3, A4, A5, A6, A7, A8, A9)	117.1	Site Perimeter	50	DP2	5855
2 Bed Apt (Blocks A4, A8, A9)	97.6	Site Perimeter	4	DP3	390.4
3 Bed Apt (Blocks A4, A8, A9)	117.1	Site Perimeter	4	DP4	468.4
3 Bed Apt (Blocks A5)	144	Site Perimeter	1	DP5	144
2 Bed Apt (Blocks A5)	102	Site Perimeter	1	DP6	102
Total Net Area BTS Duplexes					11349.8
Total Gross Area BTS Duplexes					11818
Total BTS Units					110
1. Net Floor Area above ground - Residential Blocks	Including Creche , Management Suite & Café				42365.6
2. Gross Floor Area above ground - Residential Blocks	Including Creche , Management Suite & Café				50181.3
3. Gross Floor Area above ground - Residential only					49194
Summary	PRS?	No.	PRS No.	Overall Total	
1 Bedroom Apts	Y	246	246		
Total 1 Bedroom Units (All PRS)				246	
2 Bedroom Apts (3 person)	Y	32			
2 Bedroom Apts (4 person)	Y	202			
Total 2 Bedroom Apts(PRS)		234	234		
2 Bedroom Duplex	N	55	0		
Total 2 bedroom units				289	
3 Bedroom Duplex	N	55	0	55	
Total PRS			480		
Total BTS		110			
Total				590	
Total Number of 1 beds %				41.70%	
Total Number of 2 beds %				49.00%	
Total Number of 3 beds %				9.30%	
Dual Aspect Units		301			
Dual Aspect %		51%			

Commercial Area					
Residents Amenity Building (D1)		414sq.m			
Management Suite (C3)		261sq.m			
Block D2 (Gross figure)		328.5sq.m per floor x 2 = 657sq.m			
GF - 2 X retail units 9 (D2) (Net figure)		247 Sq.m			
FF - 1 X Café / Restaurant (Net figure)		275 Sq.m			
Café/ Restaurant Area Block C3		288 Sq.m			
Parking					
	CARS		BIKES		
Basement	178 spaces		320 spaces		5888 SQ.M
Surface	281 spaces		480 spaces		
Total	459 spaces		800 spaces		
Disabled Spaces	25	5%			
Open Space					
Site Area		53510sq.m			
Public Open Space %		15.00%			
Communal Open Space %		8.00%			
Density		110 per Ha			
Summary of Floor Areas					
1.Total Net Area PRS Blocks		Includes Creche , Management Suite & Café		31015.8	
2.Total Gross Area PRS Blocks					38363
3. Total Gross Floor Area PRS Blocks		Residential Only			37376
4.Total Net Area BTS Duplexes				11349.8	
5.Total Gross Area BTS Duplexes					11818
6.Net Floor Area above ground - Residential Blocks		Includes Creche , Management Suite & Café		42365.6	
7.Gross Floor Area above ground - Residential Blocks					50181.3
8. Gross Floor Area above ground		Residential Only			49194

Overall Gross Floor Area Summary						
Residential PRS	37376					
Residential BTS	11818					
Amenity Building (D1)	414					
Management Suite (C3)	261					
Creche(C2)	438					
Café / Restaurant (D2)	328.5					
Retail X 2 (D2)	328.5					
Café (C3)	288					
Total GFA of the scheme SQ.M (above ground)	51252					
Total GFA of the scheme SQ.M (below ground)	5888	Basement Area Includes Plant, Parking & Bin Stores				
Total GFA Residential (Residential Only)	49194					
Total GFA Non Residential	2058					