

**APPENDIX 1 TO CONDITIONS OF TENDER  
PARTICULARS OF PREMISES**

<b>Site Location</b>	44 & 45 Rochester Park ("Parcel A") 6 Rochester Park ("Parcel B") 7 Rochester Park ("Parcel C") 3 Rochester Park ("Parcel D") 4 Rochester Park ("Parcel E") 5 Rochester Park ("Parcel F")							
<b>Parcel Number</b>	MK 03 – 05723Cpt							
<b>Site Area<sup>1</sup></b>	Parcel A: 3,269 sqm Parcel B: 1,688 sqm Parcel C: 2,008 sqm Parcel D: 2,108 sqm Parcel E: 1,823 sqm <sup>4</sup> Parcel F: 1,799 sqm <sup>4</sup>							
<b>Allowable Gross Floor Area ("GFA")<sup>2</sup></b>	Parcel A: 646.49 sqm Parcel B: 292.61 sqm Parcel C: 338.51 sqm Parcel D: 413.02 sqm Parcel E: 331.95 sqm Parcel F: 377.31 sqm							
<b>Tenure<sup>3</sup></b>	3+3+3 years							
<b>Allowable uses</b>	<table border="1"> <tr> <td>Parcel A Parcel B</td> <td>Lifestyle uses that are not noise generating (e.g. Enrichment, craft workshop, sports/wellness). Retail and F&amp;B uses are not allowed.</td> </tr> <tr> <td>Parcel C</td> <td>Enrichment, wellness, studio use including retail and/or F&amp;B uses with Outdoor Refreshment Area capped at 36.56 sqm</td> </tr> <tr> <td>Parcel D Parcel E Parcel F</td> <td>Full lifestyle uses including retail and/or F&amp;B uses with Outdoor Refreshment Area capped at 80 sqm each</td> </tr> </table>		Parcel A Parcel B	Lifestyle uses that are not noise generating (e.g. Enrichment, craft workshop, sports/wellness). Retail and F&B uses are not allowed.	Parcel C	Enrichment, wellness, studio use including retail and/or F&B uses with Outdoor Refreshment Area capped at 36.56 sqm	Parcel D Parcel E Parcel F	Full lifestyle uses including retail and/or F&B uses with Outdoor Refreshment Area capped at 80 sqm each
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<sup>1</sup> The site area is subject to final survey of the Property.

<sup>2</sup> GFA excludes any allowable Outdoor Refreshment Area (ORA) at the premises. All proposed ORA (capped at 36 and 80 sqm per unit respectively) is subject to JTC's assessment and approvals, and additional rent payable to JTC beyond the Tendered Bid Rent per month may apply.

<sup>3</sup> Tenancy for a further term of 3 years and a final term of 3 years is subject to JTC's discretion and terms and conditions.

<sup>4</sup> Site Area subject to LTA's Pedestrian / Cycling Path requirements, please refer to Drawing No: SB-50LS-LCQU-S21014-132A for affected areas.