

Annex A: Details of Land Parcel

PARAMETERS	PROVISIONS / REQUIREMENTS
Site Area*	42,266 m ²
Land Use	Sports & Recreation
Lease Term	45 years + option to extend for 15 years, subject to terms and conditions.
Gross Floor Area (GFA) and Allowable Uses	<p>Maximum: 80,000 m²</p> <p>The pre-dominant use shall be related to enhancing or maintaining one's well-being. Offerings should fall into one or more of the following categories:</p> <ol style="list-style-type: none"> a. Fitness and lifestyle; b. Emotional and mental well-being; c. Complementary health and alternative therapies; or d. Wellness facilities <p>Commercial uses, if provided, shall not exceed 30% of the proposed GFA or 10,000sqm, whichever is lower. Examples of allowable Commercial uses include restaurants, bars / pubs, outdoor refreshment areas, shops, massage establishments, and medical clinics.</p> <p>Uses such as Hotels, Casinos, Night Clubs, Religious Uses, Residential Uses, Independent Offices, Schools, Associations, Business Park, Science Park, and Industrial and Manufacturing related uses are strictly not permitted.</p>