

Specifications

Floor Plate

- One of the largest office floor plates in East Kowloon
 - Typical floor : approx. 30,000 sfg.
 - Connected floor : approx. 64,000 sfg.

Typical Office Floor

- 4.1m slab to slab height
- 190mm raised floor
- 2.7m unobstructed clearance from raised floor to false ceiling
- 5kPa imposed structural load

Trading Floor (13/F, 16/F, 19/F, 22/F and 23/F)

- 4.7m slab to slab height (4.6m for 23/F)
- 340mm raised floor
- 3.1m unobstructed clearance from raised floor to false ceiling (2.7m for 23/F)
- 10kPa imposed structural load

Toilet at each Office Floor

- Executive toilet with shower
- Male and female toilets
- Female toilet with built in lockers
- Disabled toilet

Passenger Lifts (to each Office Tower)

- Low Zone (3/F to 13/F)
Total 6 nos.
Capacity : 1800kg / 24 persons each
Speed : 3m/s
- High Zone (15/F to 23/F)
Total 6 nos.
Capacity : 1800kg / 24 persons each
Speed : 5m/s

Private Car Parking

- Over 400 nos. on B1/F and B2/F

Landlord's Provisions

- Metal ceiling system
- Light troughs (without wiring)
- VAV air conditioning system
- Distribution ductwork on an open plan layout
- Raised floor system
- Fire protection sprinklers

Heat, Ventilation and Air-Conditioning

- Six (6) 985TR fresh water cooled chillers at 2/F
- Centralized chilled water system with VAV air handling unit and VAV terminal units for the office towers
- Approximately 110TR per office floor
- Two (2) 300TR 24-hour air-cooled chiller backed up by standby generator at the roof for the two office towers to provide 16TR essential cooling for each office floor
- Electric duct heaters to VAV terminal units serving perimeter zone of office
- Design based on 9m²/person for typical office areas
- Fresh air provision : 10 l/s/person

Electrical Supply

- 19nos. of 1500KVA transformers
- Two groups of HV cables feed to building
- Dual power supply risers for each office floor
- 250A TPN for each office floor

Data Communication Network

- Vertical and horizontal trunkings in the meter rooms of each office floor for office tenants to install communication networks between floors

Communal Aerial Broadcast Distribution (CABD)

- TV/FM antenna and one dish antenna installed on the roof

Satellite Master Antenna

- Space on roof for 6 nos. of satellite dish

Television (SMATV) System

Security System

- 24-hour monitoring inclusive of CCTV, Microprocessor based carpark control, watchman tour and panic alarm

Gas

- To Podium Floors