

MBFC**TOWER 1 – Building Specifications**

Overall Size	Approx. 57,600m ² NLA (Office Floors)
No. of Office Floor	29 floors (3 rd to 29 th , 31 st to 32 nd)
Typical Floor Area	Approx. 1,950m ² NLA
Core to window depth	Approx. 15.2m (N) / 13.4m (E) / 11.5m (S) / 13.4m (W)
Finished Floor-to-Ceiling Height	2750mm
Raised Floor	Approx. 180mm from top of slab to top of raised floor
Planning Grid	1500mm
Floor Loading	Office Floors: Live Load = 3.5 KN/m ² ; Partitions = 1.0 KN/m ²
Curtain Wall	Unitised aluminium system with double glazed low E-solar tinted or single thermal toughened glass
Total no. of Car Parking Spaces	Approx. 438 lots in both towers for tenant's use and approx. 248 lots at Central Park for the public
Toilets	Male and Female, 1 Executive Toilet with shower combined with a Handicapped Toilet per floor
Pantry	Provision for tenant's pantry exhaust connection to central pantry exhaust riser on every floor Waste water discharge from Pantry to nearest waste stack by tenants. Alternatively, a floor standing waste water pumping unit is available in the market for connection by tenants subject to approval of waiver from PUB for use of unit.
Air-Conditioning	24-hour chilled water supply from District Cooling System with an AHU per floor. Estimated cooling load for a typical office floor is 240 kW _r per floor. One DCS chilled water tap-off points have been provided for each floor in conjunction with one supplementary chilled water tap off point which is backup by air-cooled chillers with emergency power supply for 20% of estimated cooling load Two sets of chilled water riser pipes have been provided for each floor, subject to availability. Space available for 3 nos tenants' own air-cooled chillers system, subject to availability
Security System	24-hour CCTV monitoring at all main entrances and exits Card Access Control via turnstiles to lift lobbies.

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Updated as at 17 Nov 2009

MBFC**TOWER 1 – Building Specifications**

Fire Protection	Addressable fire alarm system Automatic sprinkler network, wet riser system, hosereels and portable fire extinguishers			
Lighting	Average 500 lux at desktop level.			
Incoming Electrical Supply & Electrical Loads	Dual feed for 22 kV incoming power supply Lighting: 15W/ m ² Power: 70 W/ m ²			
Computer Earthing	Provision of clean earthing available in each tenant data riser, subject to availability.			
Standby Generator	20% of estimated tenant normal load.			
Spare Riser	For tenants' inter-floor cabling and specialised services Total 6 nos risers (3 electrical risers & 3 data risers), subject to availability.			
Space Reserved for Tenant's Own Generator	6 no. of generator spare plinths reserved for tenants' use, subject to availability Provision of fuel pipe for connection to tenant's generator system.			
Telecommunication	Fibre Optic and telephone cabling in riser (by Service Provider) and MATV.			
Lift Types	Zone	Number	Load Capacity	Speed
Passenger Lifts	Low rise: 1 st , 3 rd to 17 th Storey	8	1,900kg (28 person)	5m/sec
Passenger Lifts	High rise: 1 st , 18 th to 33 rd Storey	8	1,900kg (28 person)	6m/sec
Service Lifts	All floors	2	2,450kg	3.5m/sec
Carpark Lifts	B2, B1 and 1 st Storey	2	900kg (13 person)	1.5m/sec

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MBFC**TOWER 2 – Building Specifications**

Overall Size	Approx. 92,900m ² NLA (Office Floors)
No. of Office Floor	43 floors (7 th to 37 th , 39 th to 50 th)
Typical Floor Area	Approx. 2,300m ² NLA
Core to window depth	Approx. 16.8m (N) / 15.8m (S) / 9.8m (E) / 9.9m (W)
Finished Floor-to-Ceiling Height	2750mm
Raised Floor	Approx. 180mm from top of slab to top of raised floor
Planning Grid	1500mm
Floor Loading	Office Floors: Live Load = 3.5 KN/m ² ; Partitions = 1.0 KN/m ²
Curtain Wall	Unitised aluminium system with double glazed low E-solar tinted or single thermal toughened glass
Total no. of Car Parking Spaces	Approx. 438 lots in both towers for tenant's use and approx. 248 lots at Central Park for the public
Toilets	Male and Female, 1 Executive Toilet with shower combined with a Handicapped Toilet per floor.
Pantry	Provision for tenant's pantry exhaust connection to central pantry exhaust riser on every floor Waste water discharge from Pantry to nearest waste stack by tenants. Alternatively, a floor standing waste water pumping unit is available in the market for connection by tenants subject to approval of waiver from PUB for use of unit.
Air-Conditioning	24-hour chilled water supply from District Cooling System with an AHU per floor. Estimated cooling load for a typical office floor is 290 kW _r per floor. Two DCS chilled water tap-off points have been provided for each floor in conjunction with two supplementary chilled water tap off points which are backup by air-cooled chillers with emergency power supply for 20% of estimated cooling load Two sets of chilled water riser pipes have been provided for each floor, subject to availability. Space available for 4 nos tenants' own air-cooled chillers system, subject to availability
Security System	24-hour CCTV monitoring at all main entrances and exits Card Access Control via turnstiles to lift lobbies.

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Updated as at 17 Nov 2009

MBFC**TOWER 2 – Building Specifications**

Fire Protection	Addressable fire alarm system Automatic sprinkler network, wet riser system, hoses and portable fire extinguishers			
Lighting	Average 500 lux at desktop level.			
Incoming Electrical Supply & Electrical Loads	Dual feed for 22 kV incoming power supply Lighting: 15W/ m ² Power: 70 W/ m ²			
Computer Earthing	Provision of clean earthing available in each tenant data riser, subject to availability.			
Standby Generator	20% of estimated tenant normal load.			
Spare Riser	For tenants' inter-floor cabling and specialised services Total 8 nos risers (4 electrical risers & 4 data risers), subject to availability.			
Space Reserved for Tenant's Own Generator	8 no. of generator spare plinths reserved for tenants' use, subject to availability Provision of fuel pipe for connection to tenant's generator system.			
Telecommunication	Fibre Optic and telephone cabling in riser (by Service Provider) and MATV.			
Lift types	Zone	Number	Load Capacity	Speed
Passenger lifts	Low rise: 1 st , 7 th to 22 nd Storey	8	2,040kg (30 person)	5m/sec
Passenger lifts	Mid rise: 1 st , 23 rd to 37 th Storey	8	2,040kg (30 person)	6m/sec
Passenger lifts	High rise: 1 st , 39 th to 50 th Storey	7	2,040kg (30 person)	7m/sec
Service lifts	All floors	2	1,800kg	5m/sec
Carpark lifts	B2, B1, 1 st to 6 th Storey	2	1,100kg (15 person)	1.5m/sec

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Updated as at 17 Nov 2009

**Tower 3
Building Specification**

Overall Size	Approx. 114,700m ² NLA (Office Floors)
No. Of Office Floors	40 floors (5th & 6th, 8th to 38th, 40th to 46th)
Typical Office Floor Area	Approx. 2,800m ² NLA
Core-to-Window Depth	Approx. 15.5m (N) / 14.3m (E) / 15.5m (S) / 14.0m (W)
Finished Floor-to-Ceiling Height	Approx. 2,800mm
Raised Floor	Approx. 180mm from top of slab to top of raised floor
Planning Grid	1,500mm
Floor Loading	Live Load = 3.5 kN/m ² ; Partitions = 1.0 kN/m ²
Curtain Wall	Unitised aluminium system with double glazed low E-solar tinted or single thermal toughened glass
Total No. Of Car Parking Spaces	Approx. 354 lots for tenants
Toilets	Male and Female, 1 Executive Toilet with shower combined with a Handicapped Toilet per floor
Pantry	Provision for tenant's pantry exhaust connection to central pantry exhaust riser on every floor
Air Conditioning	24-hour chilled water supply available from District Cooling System with two AHUs per floor
	Estimated cooling load is approx.420 kWr per floor
	Two DCS chilled water tap-off points have been provided for each floor in conjunction with two supplementary chilled water tap off points which are backup by air-cooled chillers with emergency power supply for 20% of estimated cooling load
	Two sets of spare chilled water riser pipes have been provided on each floor, subject to availability
	Space available for 6 nos. tenants' own air-cooled chillers system, subject to availability
Security System	24-hour CCTV monitoring at all main entrances and exits. Card Access Control via turnstiles to lift lobbies
Fire Protection	Addressable alarm system
	Automatic sprinkler network, wet riser system, hoses reels and portable fire extinguishers
Lighting	Average 500 lux at desktop level
Incoming Electrical Supply & Electrical Loads	Dual feed for 22 kV incoming power supply
	Lighting: 20W/m ² Power: 65 W/m ²
Computer Earthing	Provision of clean earthing available in each tenant data riser, subject to availability
Standby Generator	20% of estimated tenant normal load
Spare Riser	For tenants' inter-floor cabling and specialised services
	Total 8 nos. risers (4 electrical risers & 4 data risers), subject to availability
Space Reserved For Tenant's Own Generator	12 nos. spare plinths reserved for tenants' use, subject to availability
	Provision of fuel pipe for connection to tenant's generator system
Telecommunication	Fibre Optic and telephone cabling in riser (by Service Provider) and MATV
Lifts	35 Passenger lifts in 5 lift zones with separate car park lifts (3 nos.) and service lifts (2 nos.)

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