

Tower 3 Building Specifications

Overall Size	NLA commercial = 119,800m ²
No. of office floor	38 floors (5 th to 6 th , 8 th to 38 th , 40 th to 46 th)
Typical Floor Area	Approx. 2,800m ² NLA
Finished Floor-to-Ceiling Height	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/sqm ; Partitions = 1.0 KN/sqm
Curtain Wall	Unitised aluminium system with double glazed low E-solar tinted or single thermal toughened glass.
Total no. of car parking spaces	Approx. 357 lots for tenants (inclusive of 6 handicapped lots)
Toilets	Male and Female, 1 Executive with handicapped and shower.
Pantry	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 two AHUs per floor. Estimated cooling load is 90 ton (excluding outdoor air load) Two DCS chilled water tap-off points have been provided for each floor with a total of 20% of the floor cooling capacity. Supplementary air-cooled chillers with emergency power supply for 20% of cooling load. Two sets of chilled water riser pipes have been provided on each floor. Space available for 6 no. tenants' own air-cooled chillers system.

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Security System	24-hour CCTV monitoring at all main entrances and exits Card Access Control
Fire Protection	State-of-art fire alarm system Automatic sprinkler network, wet riser system, hoses reels and portable fire extinguishers
Lighting	500 lux
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 clear earthing available in each riser.
Standby Generator	20% of tenant normal load
Spare riser	For tenants' inter-floor cabling and specialised services. Total 8 nos risers (4 electrical risers & 4 data risers).
Space reserved for tenant's own generator	12 nos. of spare plinths reserved for tenants' use. 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 lift (2 nos.)

Based on 100% DD A61 (20 Aug 2008)

Updated as at 19-Nov-2011

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