

## Buildings 8 & 9

### General & Key Building Specifications

	Building 8	Building 9
<b>Building Function</b>	Wet laboratory enabled building	
<b>Usage</b>	Research and development	
<b>Lab Provisions</b>	Biosafety Level 3 / PRC P3 Lab provisions enabled	
<b>Total Gross Floor Area (combined)</b>	Approx. 32,000 m <sup>2</sup>	
<b>No. of Floor</b>	8 levels (G/F-8/F (4/F omitted)) of wet lab. and basement for carpark with loading/unloading bay	
<b>Typical Floor Area</b>	Approx. 590 m <sup>2</sup> for G/F	Approx. 790 m <sup>2</sup> for G/F
	Approx. 1,900 m <sup>2</sup> for 1/F-8/F (4/F omitted)	Approx. 2,000 m <sup>2</sup> for 1/F-8/F (4/F omitted)
<b>Floor to Floor Height</b>	Approx. 5.95 m for G/F	
	Approx. 4.80 m for 1/F-8/F (4/F omitted)	
<b>Structural Clearance (from structural floor level to soffit of slab above)</b>	Approx. 5.75 m for G/F	
	Approx. 4.62 m for 1/F-8/F (4/F omitted)	
<b>Structural Clearance (from structural floor level to soffit of the deepest beam)</b>	Approx. 4.85 m for G/F	
	Approx. 4 m for 1/F-8/F (4/F omitted)	
<b>Clear Headroom</b>	Typical 2.8 m	
<b>Suspended Ceiling</b>	N/A	
<b>Floor Loading</b>	7.5 kPa	
<b>Vibration Class</b>	VC-A for G/F-1/F	
<b>Dangerous Goods Stores</b>	8 nos. at G/F for tenant storage use	
<b>Façade</b>	IGU Glass	
	Dedicated intake and exhaust louvers	
<b>Lift Provisions</b>	Passenger Lift: 4 nos. of 1,350 kg Clear Door Dimension: 1,100 x 2,300 mm	
	Services Lift: 1 no. of 2,500 kg Clear Door Dimension: 1,800 x 2,600 mm	
	Fireman Lift: 2 nos of 680 kg Clear Door Dimension: 800 x 2,300 mm	

Parking Facilities	Available for private vehicle, motorcycle and bicycle
Air-conditioning & Mechanical Ventilation	Approx. 9.3m <sup>2</sup> / TR for tenant area
	Chilled water supply tee-off connection for each unit
	Condensate drain pipe tee-off connection for each unit
	Centralized PAU
	Reserved fresh air and exhaust air louvre at Façade at each unit
	Relative humidity control by desiccant wheel
	6 nos. of air exchanges per hour
	General exhaust shaft to roof level at each unit
	Allocated space on roof for tenant's installation of the fume exhaust fan
	Emergency exhaust, emergency shower and eye-washer provided at corridors
Fire Protection	Fire hydrant, hose reel system, automatic sprinkler system, fire alarm and detection system, portable fire extinguishing devices provided
Water Supply & Drainage	Water supply and drainage connection point at each unit
Chemical Sewage	Centralized neutralization system with chemical waste water pipe tee-off point
Normal Electricity Supply	Dual cable risers
	365 VA/sq m for G/F
	294 VA/sq m for 1/F-8/F (4/F omitted)
Standby Power Supply	72 VA/sq m for G/F (12 hours)
	59 VA/sq m for 1/F-8/F (4/F omitted) (12 hours)
Technical Gases & Laboratory System	Centralized system with connection point at each unit for the following supply: Non-potable water, Purified water (type II), Carbon dioxide (CO <sub>2</sub> ), Nitrogen (N <sub>2</sub> ), Vacuum, Compressed air, Chemical drain, Town gas
Security System	CCTV monitoring in public area
	Access control system
	Security gate at lobby
Green Building Award and Accreditation	<div><div>PROVISIONAL PLATINUM NB V2.0 2023 HKGBC BEAMPlus</div></div> <div>BEAM Plus New Buildings V2.0 Provisional Platinum</div> <div><div>LEED LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN Pre-Certification Gold</div></div> <div>LEED Building Design + Construction Pre-Certification Gold</div>
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