



Buildings 8 & 9

General & Key Building Specifications

	Building 8	Building 9
Building Function	Wet laboratory enabled building	
Usage	Research and development	
Lab Provisions	Biosafety Level 3 / PRC P3 Lab provisions enabled	
Total Gross Floor Area (combined)	Approx. 32,000 m ²	
No. of Floor	8 levels (G/F-8/F (4/F omitted)) of wet lab. and basement for carpark with loading/unloading bay	
Typical Floor Area	Approx. 590 m ² for G/F	Approx. 790 m ² for G/F
	Approx. 1,900 m ² for 1/F-8/F (4/F omitted)	Approx. 2,000 m ² for 1/F-8/F (4/F omitted)
Floor to Floor Height	Approx. 5.95 m for G/F	
	Approx. 4.80 m for 1/F-8/F (4/F omitted)	
Structural Clearance (from structural floor level to soffit of slab above)	Approx. 5.75 m for G/F	
	Approx. 4.62 m for 1/F-8/F (4/F omitted)	
Structural Clearance (from structural floor level to soffit of the deepest beam)	Approx. 4.85 m for G/F	
	Approx. 4 m for 1/F-8/F (4/F omitted)	
Clear Headroom	Typical 2.8 m	
Suspended Ceiling	N/A	
Floor Loading	7.5 kPa	
Vibration Class	VC-A for G/F-1/F	
Dangerous Goods Stores	8 nos. at G/F for tenant storage use	
Façade	IGU Glass	
	Dedicated intake and exhaust louvers	
Lift Provisions	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 ² / 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 ₂), Nitrogen (N ₂), 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	 BEAM Plus New Buildings V2.0 Provisional Platinum	 LEED Building Design + Construction Pre-Certification Gold
	 BEAM Plus Neighbourhood V1.0 Platinum	Green Building Award 2023 Merit Award - Projects Under Construction and/or Design - Commercial