
CHATER HOUSE



Technical Guide and Floor Plans

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Summary of Specifications

Developer	HKL (Chater House) Limited
Management Company	Hongkong Land (Property Management) Ltd
Completion Date	Mid 2002
Number of Floors	30 (excluding 3 basement levels)
Passenger Lifts	16 gearless traction lifts divided into low and high zones
Low Zone (5th – 17th floor)	
No. of Lifts:	8
Load Capacity:	1,600 kg (21 persons)
High Zone (18th – 29th floor)	
No. of Lifts:	8
Load Capacity:	1,800 kg (24 persons)
Service Lifts	
No. of Lifts:	2
Size:	Approx. 1.8 metres wide x 2.2 metres deep x 2.8 metres high
Load Capacity:	2,000 kg
Carpark Lifts	
No. of Lifts:	2
Load Capacity:	900 kg (12 persons)
Area	
Office:	Approx. 498,000 sq. ft (GFA) / 430,000 sq. ft (net)
Retail:	Approx. 81,000 sq. ft (GFA) / 45,000 sq. ft (net)
Total:	Approx. 579,000 sq. ft (GFA) / 475,000 sq. ft (net)
Floor Plate Sizes	
Typical Low Zone:	Approx. 18,397 sq. ft (net)
Typical High Zone:	Approx. 19,070 sq. ft (net)
Efficiency	Approx. 100% as based on net
Car Parking Spaces	Approx. 120
Window Grid	1.5 metres

Curtain Wall	Double-glazed vision panels with monolithic spandrel panels.
Ceiling Height	Typical office tower floors 2.75 m (from false ceiling to top of raised floor), 3.05 m for two extra height floors (7/F and 27/F).
Distance from Curtain Wall to Lift Core	Generally 13.25 metres.
Floor Loading	4 KPa + 1 KPa (partition load).
Electrical Supply to Floor	Loading distribution allowed 55 w/m² total for general power and lighting.
Back Up Power	Base building provides two 1,875 KVA life safety generators providing emergency power to cater for essential services and a further two 1,875 KVA generators for tenants’ essential services.
Telecommunications	Built to the highest specifications with full range of services from all government approved suppliers.
Air-conditioning	24-hour centralised air-cooled chilled water system with AHU at individual floors. Cooling capacity allowed for each floor is approximately 60 RT. A/C design is based on 9 m²/person for typical office area.
Redundancy	In addition to the base building M&E provisions, space is available on the roof for tenant dedicated generators and air-cooled chilled water equipment.
Common Clean Earth	A common clean earth connection is provided at each floor inside the telecommunication riser.
Interfloor Communication Trunking	Slab openings allowed in telecom risers for additional trunking installation.
Security System	24-hour monitoring inclusive of CCTV, smartcard access control, watchman’s tour and monitored door contacts. The smartcard system provides lift access for entry after office hours.
Landlord’s Provisions	The Landlord provides metal ceiling system, raised floor and standard above ceiling M&E services, which include air handling luminaires, fire protection sprinklers, fan powered boxes and distribution ductwork.
Handover Condition	Tenants receive their premises with Landlord’s standard above ceiling M&E services, metal ceiling system and raised floor in place.

Site Location and Access



- 1 One Exchange Square
- 2 Two Exchange Square
- 3 Three Exchange Square
- 4 The Forum
- 5 Jardine House
- 6 **Chater House**
- 7 Alexandra House
- 8 Gloucester Tower
- 9 Edinburgh Tower
- 10 The Landmark Atrium
- 11 Prince's Building
- 12 The Hong Kong Club Building

Chater House is bounded by Chater Road, Connaught Road Central and Pedder Street. The building forms a key part of Hongkong Land's network of pedestrian bridges linking a dozen buildings within its Central portfolio.



Office lobby on the ground floor



Hongkong Land's bridge network provides ultimate convenience

Base Building Facilities

The base building incorporates the following features and facilities:

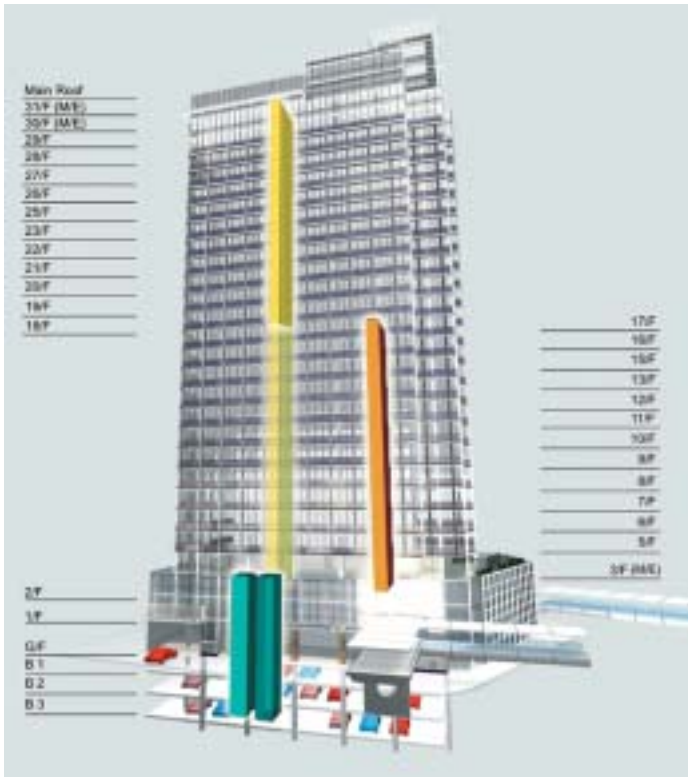
- Direct pedestrian access at ground level from Chater Road and Connaught Road Central. Carpark access is at road level from Connaught Road Central.
- Adjacent to Central MTR entrances and close to the Airport Express station.
- Part of Hongkong Land's Central pedestrian bridge system, with links to major buildings.
- Office lobby at ground floor level.
- Security guard desk at the public entrance lobby.
- Office directories in the public entrance lobby.
- Extensive areas for shops and restaurants.
- Sixteen zoned passenger lifts and two service/fireman's lifts servicing the office tower.
- Two car park shuttle lifts serving basement levels B3, B2, ground and first floors.

Landlord's Provisions



Landlord’s provisions to office areas:

- Ceiling** Suspended acoustic metal ceiling in a 1.5 m x 1.5 m tartan grid comprising 1200 mm x 400 mm perforated infill panels. Ceilings are from SAS International (UK).
- Lighting** 1200 mm x 400 mm air handling luminaires designed to Category 2 of the CIBSE Lighting Guide.
- Raised Floor** Fully encapsulated, metal faced medium duty raised floors set 300 mm above structural slab level. Raised floors are from Hewetson Floors Limited (UK).
- Life Safety Systems** Emergency power and lighting, fire protection sprinklers, hose reels, addressable fire alarm systems and public address systems are installed to meet local Government requirements.
- Air-conditioning** 24-hour centralised chilled water system, with connections for tenant supplementary cooling. Floor dedicated AHUs, distribution ductwork, fan powered boxes, with perimeter reheat and air handling luminaires.
- Ventilation** Constant volume fresh air, toilet exhaust and tenant general exhaust systems. The general exhaust can be extended into tenant areas.
- Electrical** Dual electrical riser closets incorporating tenant utility power, life safety power, tenant stand by power and space for tenant dedicated risers.
- Security** Smartcard access to carpark, lifts and executive toilets.
- Communications** Dual telecommunication risers are provided for telecom and data service providers and tenant interfloor data cabling.
- Plumbing and Drainage** Stub out connections are provided to the base building sanitary drainage and water supply systems at the core of each floor for tenant’s future connection.



Vertical transportation of Chater House

Vertical Transportation

Passenger Lifts Sixteen passenger lifts serve the office floors as detailed below:

- Lifts L1 to L8** Eight low-zone passenger lifts, each of 1,600 kg capacity serve ground floor and Level 5 to Level 17 inclusive. One lift is designed for use by the disabled. The lifts are designed to travel at speeds of up to 3.5 m/s.
- Lifts L9 to L16** Eight high-zone passenger lifts, each of 1,800 kg capacity serving ground floor and Level 18 to Level 29. One lift is designed for use by the disabled. The lifts are designed to travel at speeds of up to 5 m/s.

Service/Fireman’s Lifts Two service lifts, each 2,000 kg capacity, serve all levels of the building including the podium and basement levels.

Each lift is provided with extra wide entrance doors to provide better access for handling bulky items.

Carpark Shuttle Lifts Two carpark shuttle lifts, each 900 kg capacity, serve the basement levels B3, B2, the public lobby at ground floor and first floor. Transfer between the carpark lifts and the office tower lifts occurs at the ground floor.



Typical office lift lobby

Air-conditioning and Mechanical Ventilation Systems

Ventilation Rates The design ventilation rates are as follows:

- Occupied Areas: 10 l/s fresh air per person
- Toilet Areas: 20 air changes per hour
- Tenant General Exhaust: Balanced exhaust to each office floor
- Kitchen Exhaust: Approx. 2.0 m³/s serving a kitchen of approx. 60 m² @ 40 A/C per hour. This facility is provided for one floor in each zone.

Cooling Load Air handling and chilled water systems have been designed to accommodate the following load densities:

Space Use	Lighting and Utility Power (total)	Supplemental Cooling
Typical Office Floor:	55 W/m²	20 W/m²
Dealing Areas: (Trading Floor)	130 W/m²	20 W/m²

Chilled Water Plant 24-hour air-conditioning is available throughout office tenant areas. The base building refrigeration plant is located on the main roof level and comprises ten 1,000 kW air cooled chillers, associated chilled water distribution pumps. One of the chillers is a stand-by unit and space has been provided for a further two 1,000 kW chillers. All the chillers use environmentally acceptable R134a refrigerant.

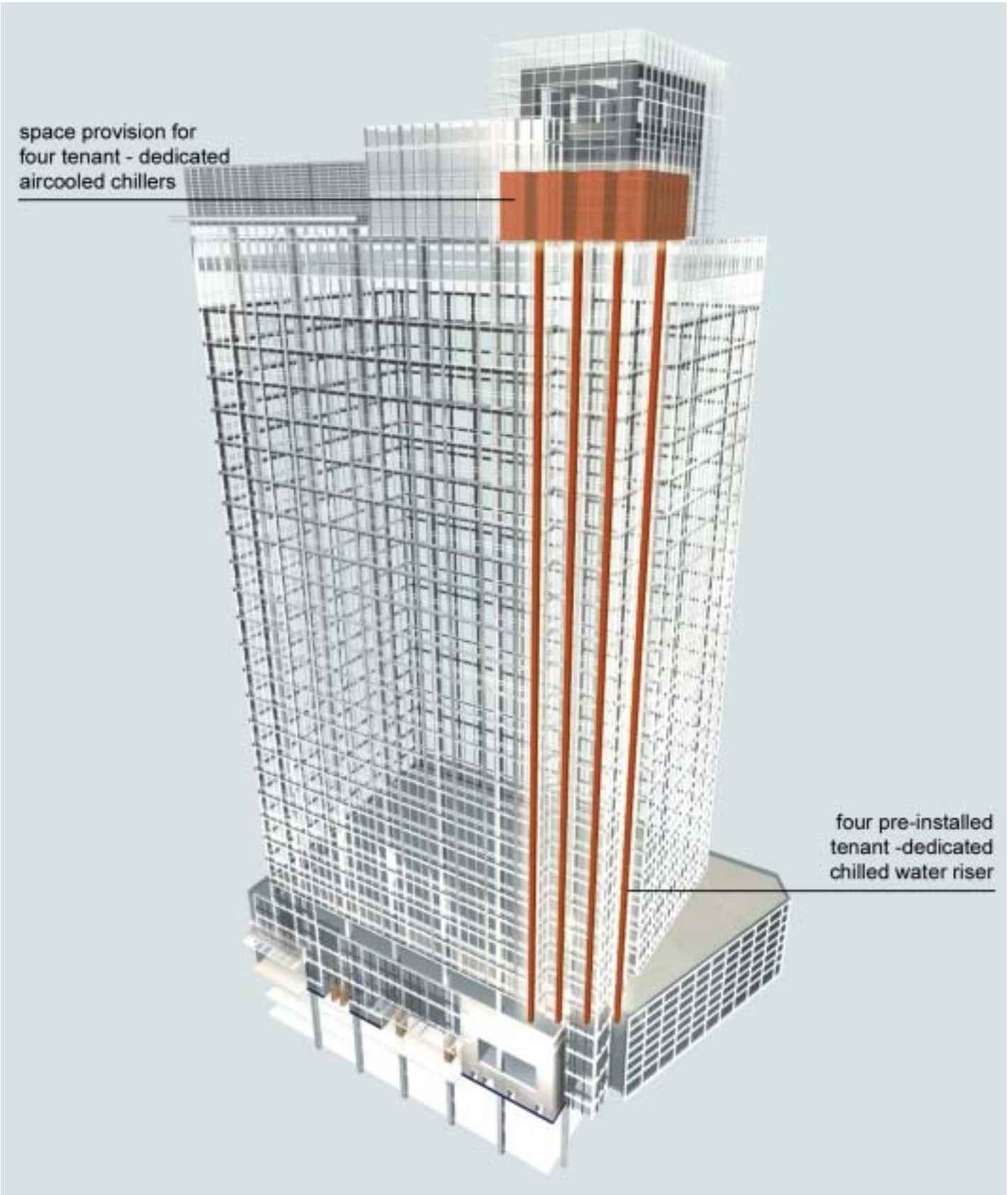
Supplementary Cooling The Landlord's chilled water risers serve all office floors and incorporate tee-offs for shared supplementary standby cooling at approximately 20 W/m² for each office floor.

Tenant Standby Cooling Twenty-five percent of the installed base building cooling load is supported from the Landlord's tenant generators to provide standby cooling to all tenants' floors equivalent to approximately 20 W/m².

Tenant Dedicated Chiller Plant Space provisions have been made at the northwest tower roof level for a further four 400 kW tenant dedicated aircooled chillers. Four separate tenant dedicated chilled water distribution risers are provided to each office floor. This will enable major tenants to provide their own standby or emergency cooling facility and distribute chilled water to any of their floors independently of the Landlord's chilled water services.

Air-conditioning Systems

- Treated fresh air is provided from two centralised Primary Air Handling Units at 10 l/s.
- Toilet Exhaust is provided (at 20 A/C per hr) by two centralised exhaust systems incorporating heat recovery coils.
- Tenant General Exhaust is provided at each floor with capability to extend for pantries or dedicated exhaust from computer rooms, etc.
- All ventilation systems are self balancing with constant volume control valves.
- A dedicated air handling unit is provided to each office floor located within the core area with stub outs at the core wall.



Electrical Systems

Incoming Electrical Services Electrical services to the building are supplied by the Hongkong Electric Company (HEC). Dual feeders each provide power at 11 kV, 3 phase 50 hertz. Each feeder can support the entire building's electrical demand load.

Three segregated HEC transformer rooms with their respective HV Switch Rooms are located on the 2nd floor each capable of containing four 1,500 kVA transformers.

Base Building Electrical Distribution Power is distributed to office floors via two main electrical risers. On typical office floors, the bus bars are rated at 70 watts per net square metre, providing a built-in expansion capacity. Trading floors can be accommodated with a higher bus bar rating of 150 watts per net square metre.

A dual bus bar is located in the secondary electrical riser providing an alternative power source in the event that the tenant bus bar is shut down from fault or maintenance. The electrical risers are designed with an additional 25% space for tenant dedicated normal and emergency power and UPS distribution cabling.

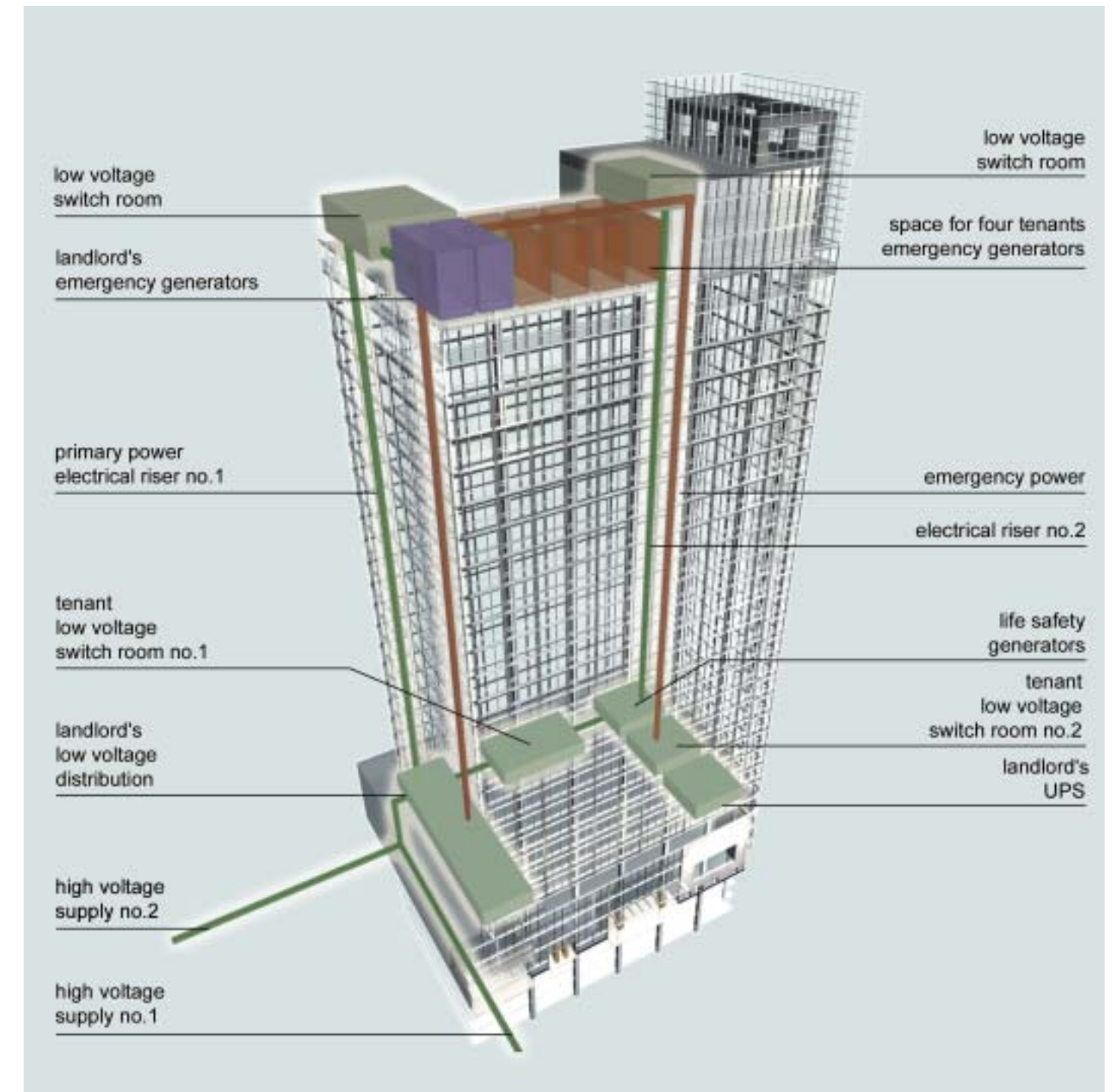
Life Safety Generators Two 1,875 kVA (1,500 kW) diesel generators provide up to 30 hours standby emergency power for life safety emergency loads without refuelling.

Shared Tenant Standby Generators The base building provisions incorporate two 1,875 kVA (1,500 kW) diesel generators located at the main roof level to provide limited standby power to all tenants in the building at 20 watts per net square metre.

Tenant Dedicated Generators The building provides space at the main roof level for specific tenants to install dedicated generator sets and associated switchgear. Space allowances have been made for a total of four 1,875 kVA generators.

Fuel Oil Storage A twin tank fuel oil storage system is provided serving up to four tenant dedicated generators, two shared tenant generators for 24 hours and two life safety generators for 30 hours without refuelling.

Uninterrupted Power Supply ("UPS") A centralised UPS is provided on the third floor serving the Landlord's base building Extra-Low Voltage (ELV) and BMS systems. The UPS is supported from the Landlord's life safety generators ensuring that control and security systems remain operational in the event of utilities power failure.



Power distribution

Fire Services and Security Systems

Fire Protection Systems

Automatic Sprinkler Systems The entire building is protected by an automatic sprinkler system. Sprinkler water storage tanks are installed in the basement and roof levels. Wet riser and hose reel systems are also provided.

Automatic Fire Alarm Systems (AFA) The fire detection and alarm system consists of heat detectors, smoke detectors, break glass units, flow switches and visual / audio alarms. On activation of the AFA, fire alarm signals will be sent to the building's Fire Control Room and directly to the Fire Services Department.

The Fire Control Room located on the ground floor monitors and controls the fire services for the entire building.

A phased evacuation system broadcasting over the public address system provides automatic evacuation signalling and selective paging to all areas. Ceiling mounted PA speakers are provided throughout the building and in the lift cars.

Security Systems

Smartcard Access System A fully computerised access control system, comprising "smart" cards and readers, is provided throughout the building.

The system will control access to principal building entrances including the followings:

- carpark entrance barriers
- passenger, carpark and service lifts
- tenant floor fire escape doors (for re-entering)

CCTV Security System The building is equipped with a network of CCTV cameras which monitor all public and critical service areas. All cameras are connected to a microprocessor-controlled switch and recording system.

Intrusion Detection The building is equipped with door monitoring alarms including:

- perimeter fire escape doors
- plant rooms and service riser doors
- all floor fire escape doors



Telecommunications Systems

Telecommunications Systems Incoming telecommunications lead-in facilities are provided at two separate locations to provide diverse routing.

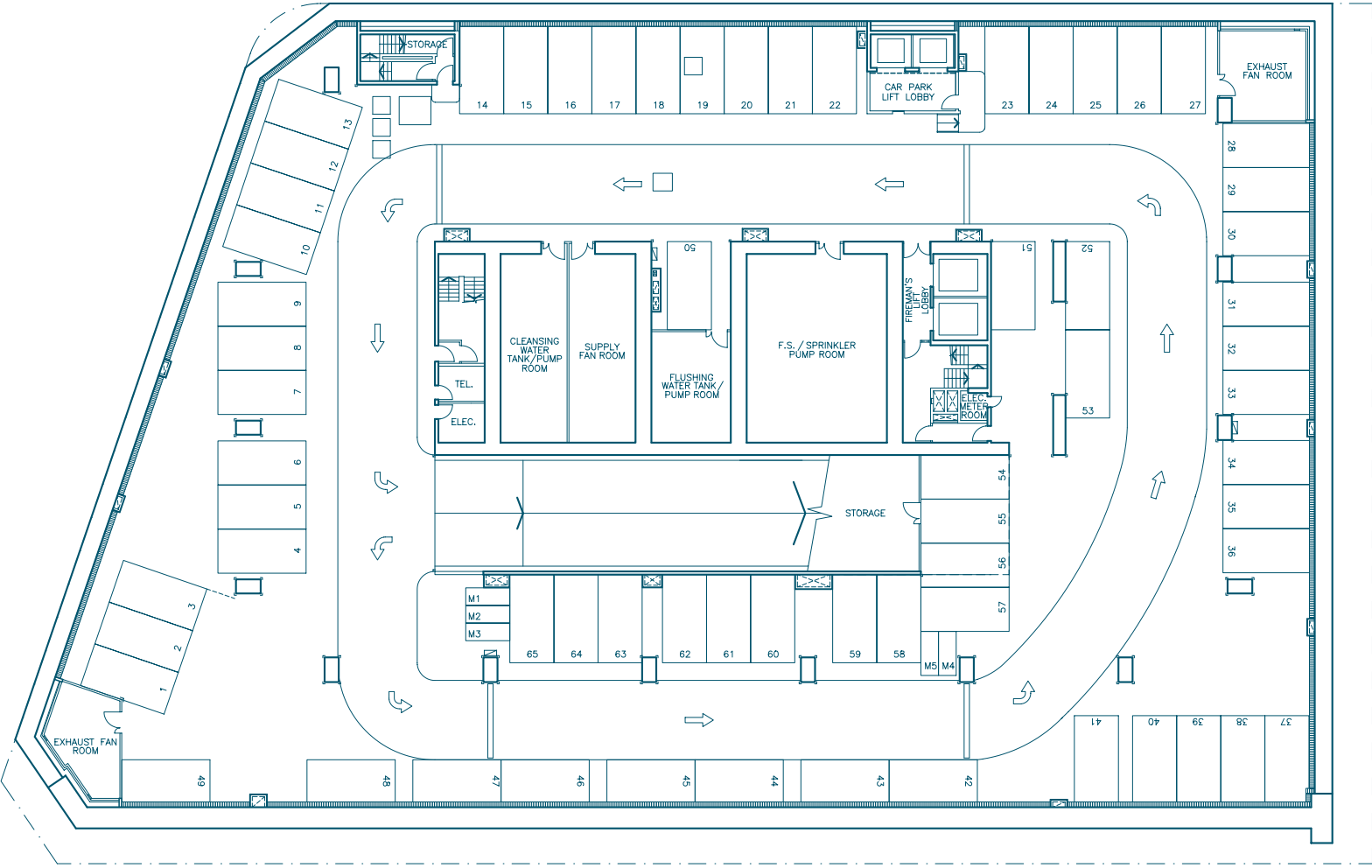
Dual telecommunication riser closets containing dedicated pathways for telecom service providers as well as facilities for the landlord ELV systems and tenant interfloor cabling are provided at all office floors.

Master Antenna Television (MATV) A centralised Master Antenna Television system is provided comprising video inputs, amplifiers, cable distribution and tap offs at each floor within the telecommunications riser.

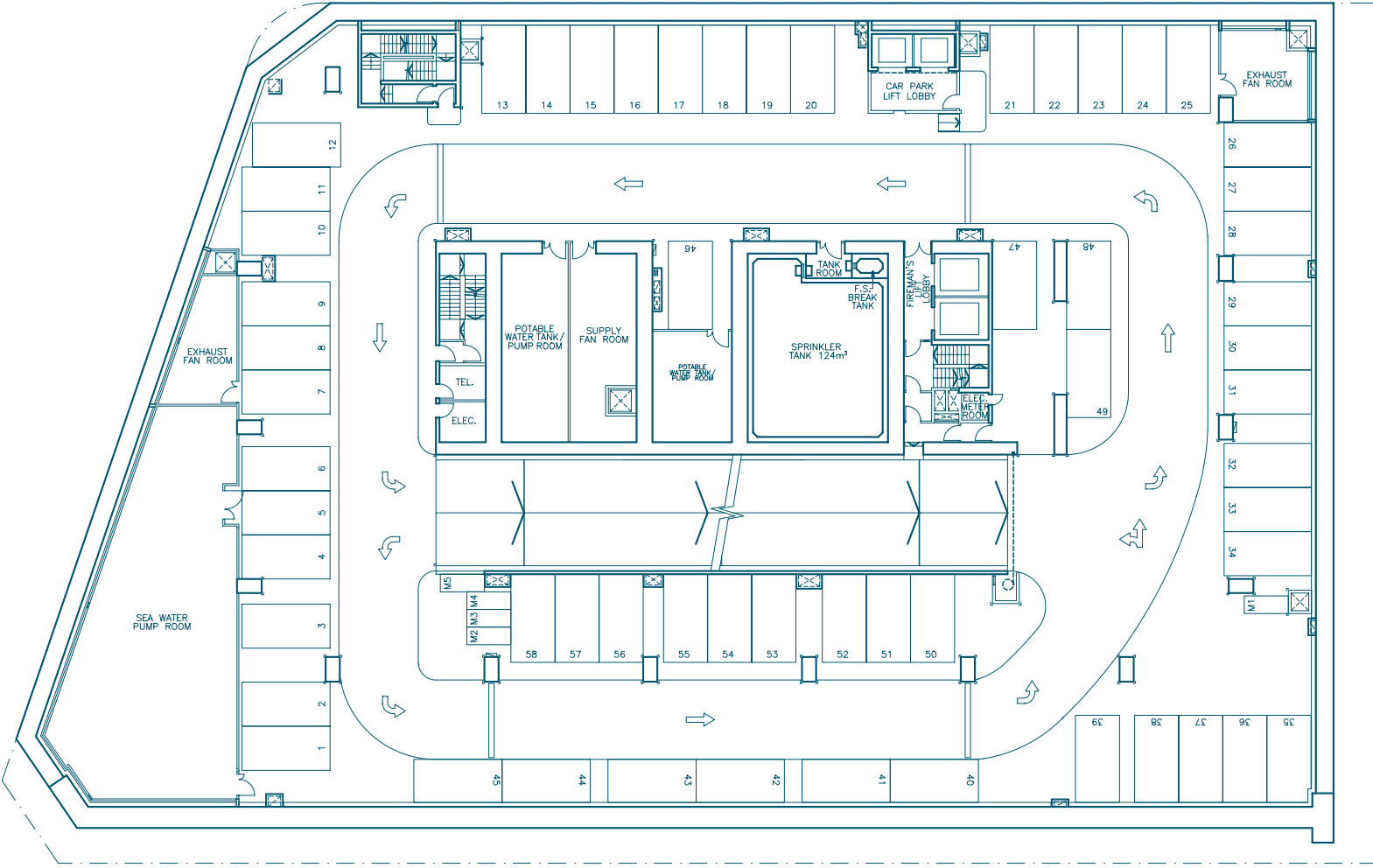
Satellite Communicators A platform is provided in the north west tower to accommodate a combination of tenant satellite dishes. An equipment room is provided at the upper level roof.

Common Antenna System (CAS) An integrated radio antenna system, 3G compatible, providing seamless unparalleled mobile coverage in all parts of the building. Coverage from basement carpark, via lifts to all tenants' office and retail areas.

Floor Plans

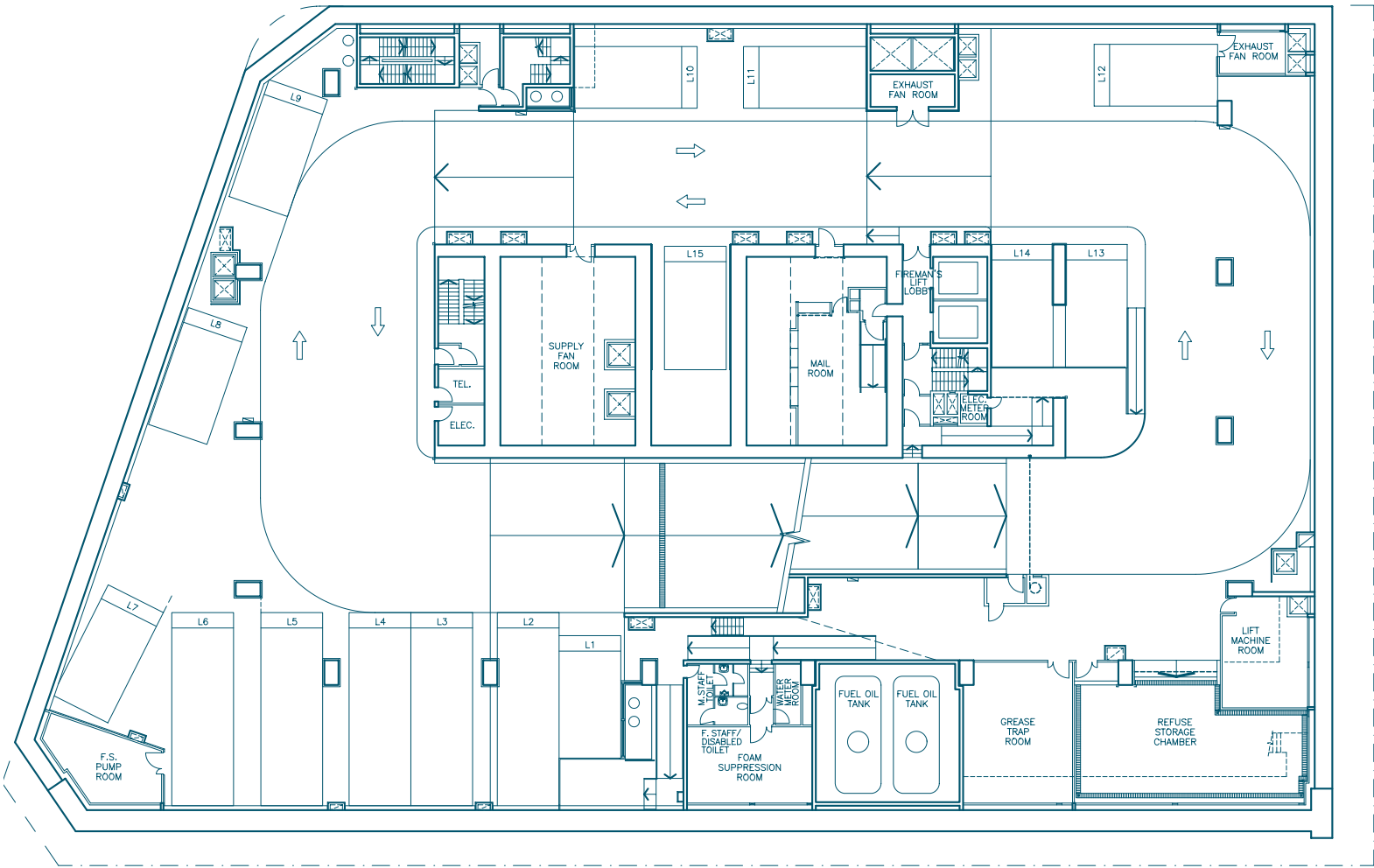


Basement 3

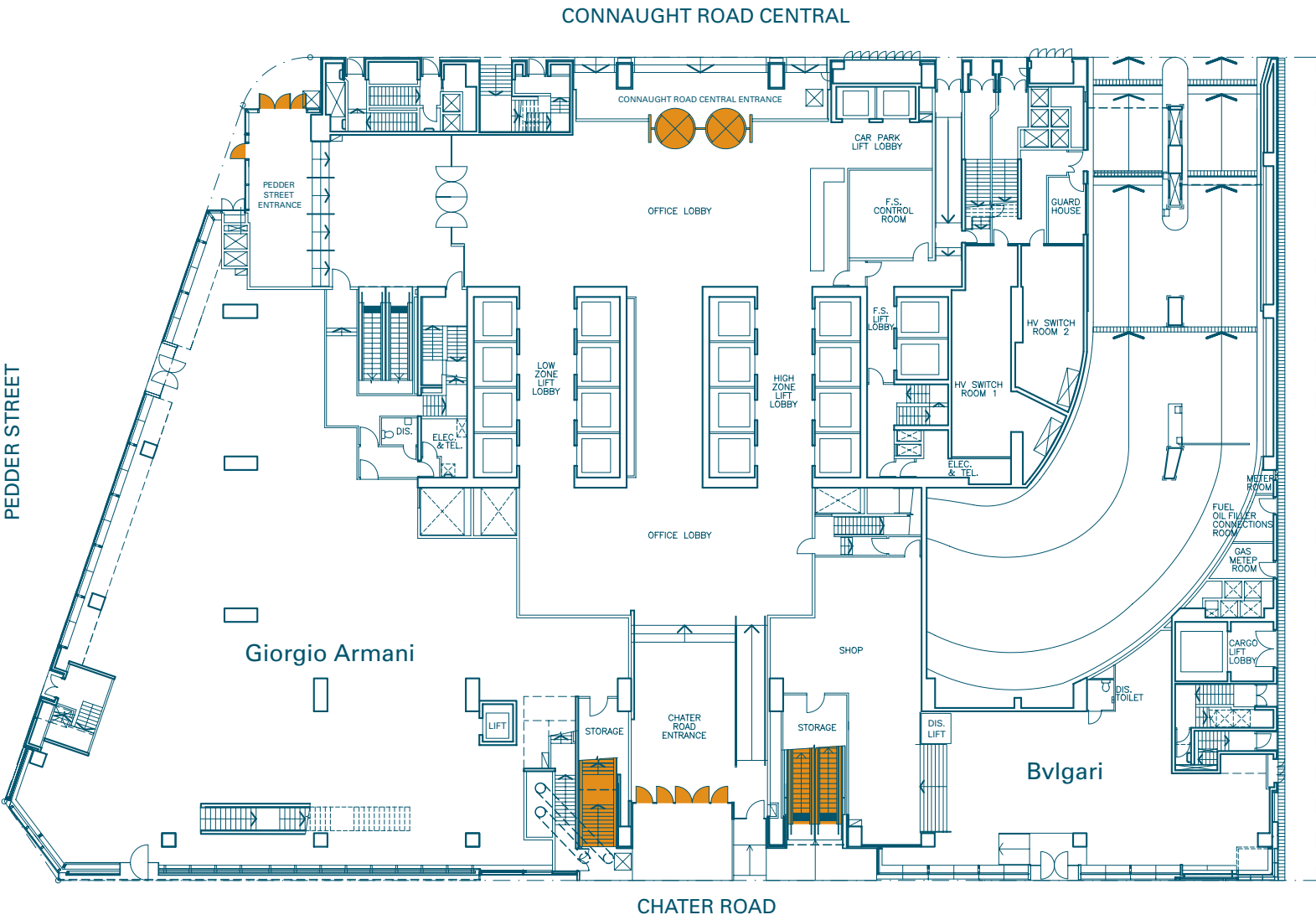


Basement 2

Floor Plans

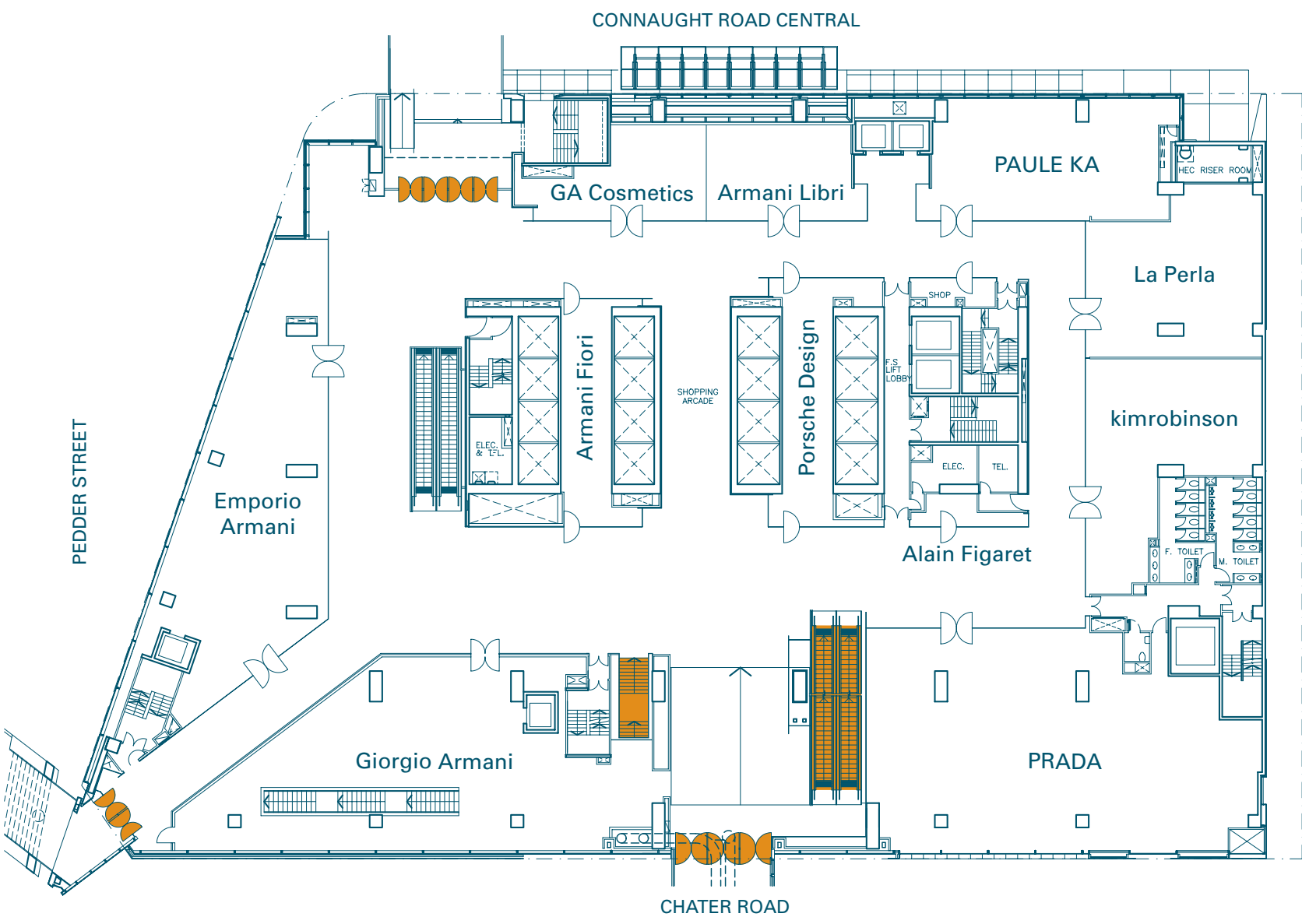


Basement 1

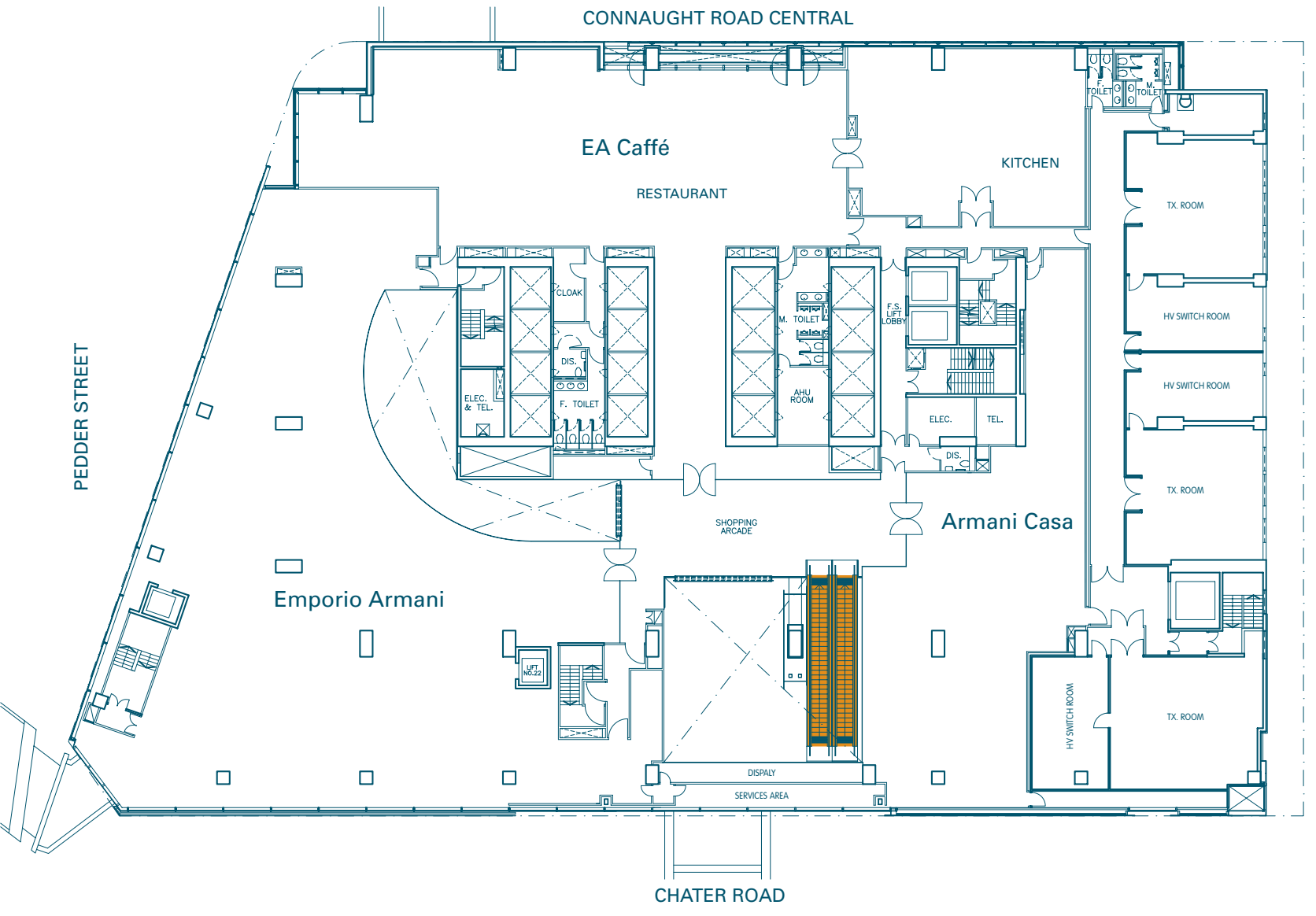


Ground Floor

Floor Plans

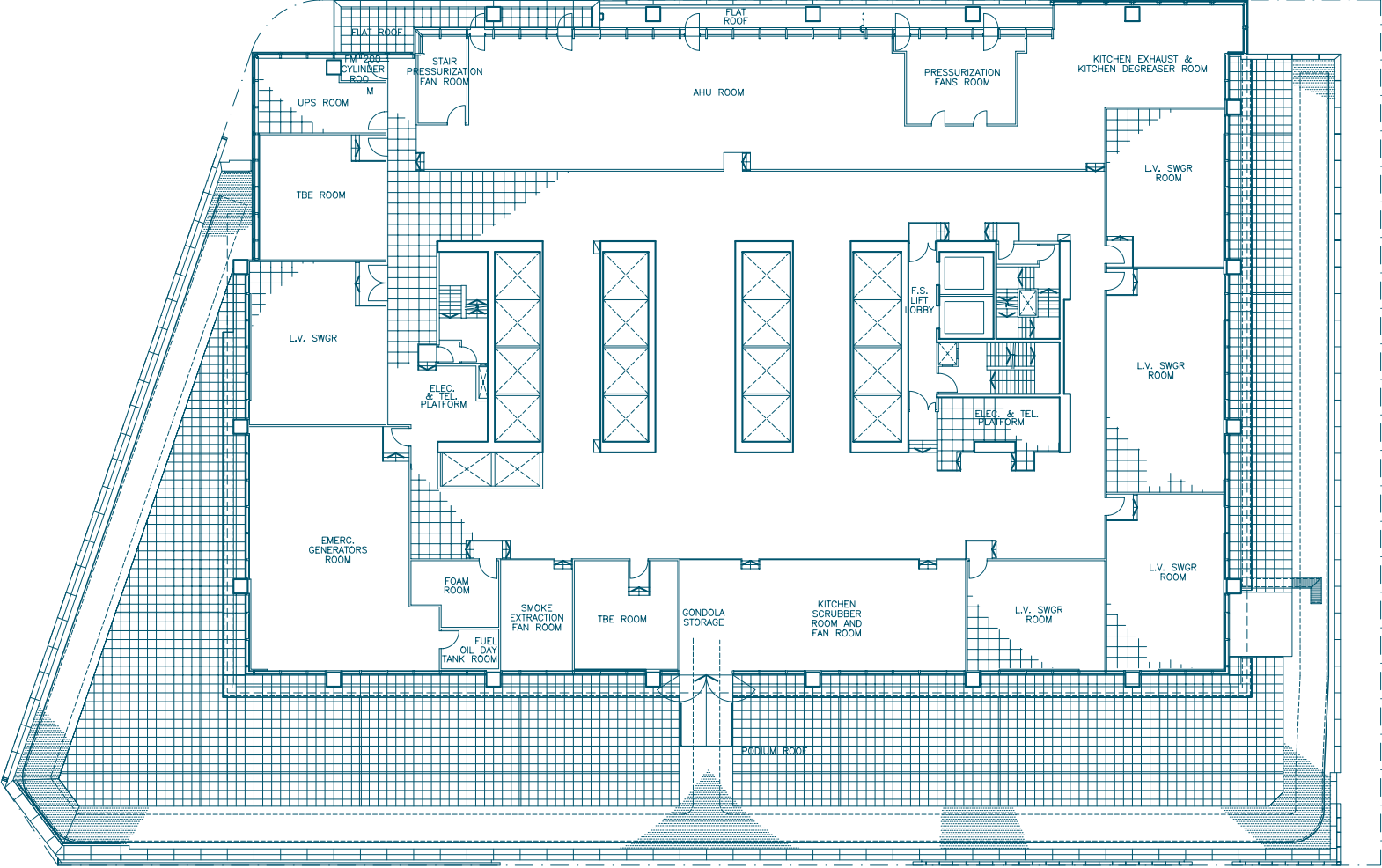


1st Floor

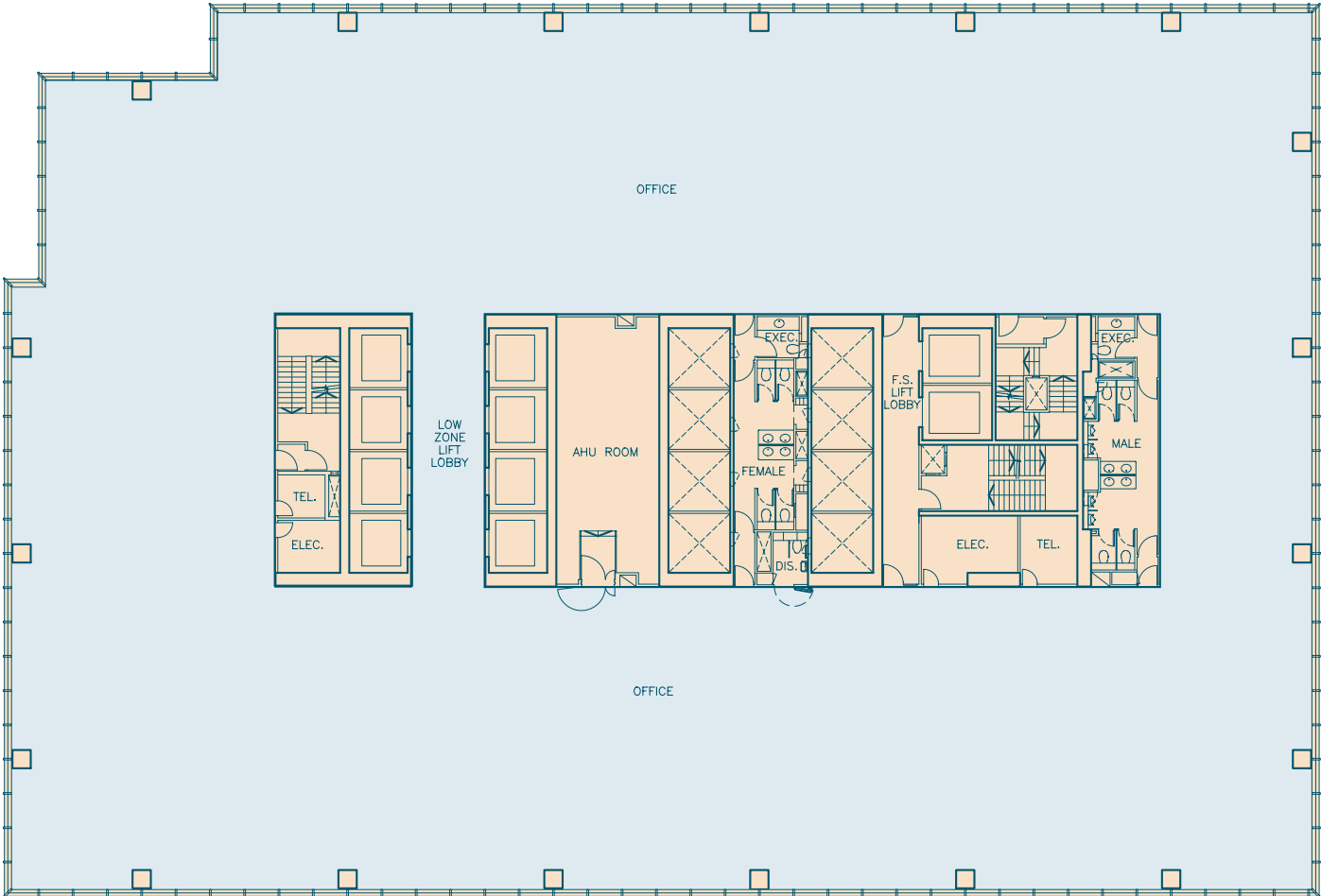


2nd Floor

Floor Plans

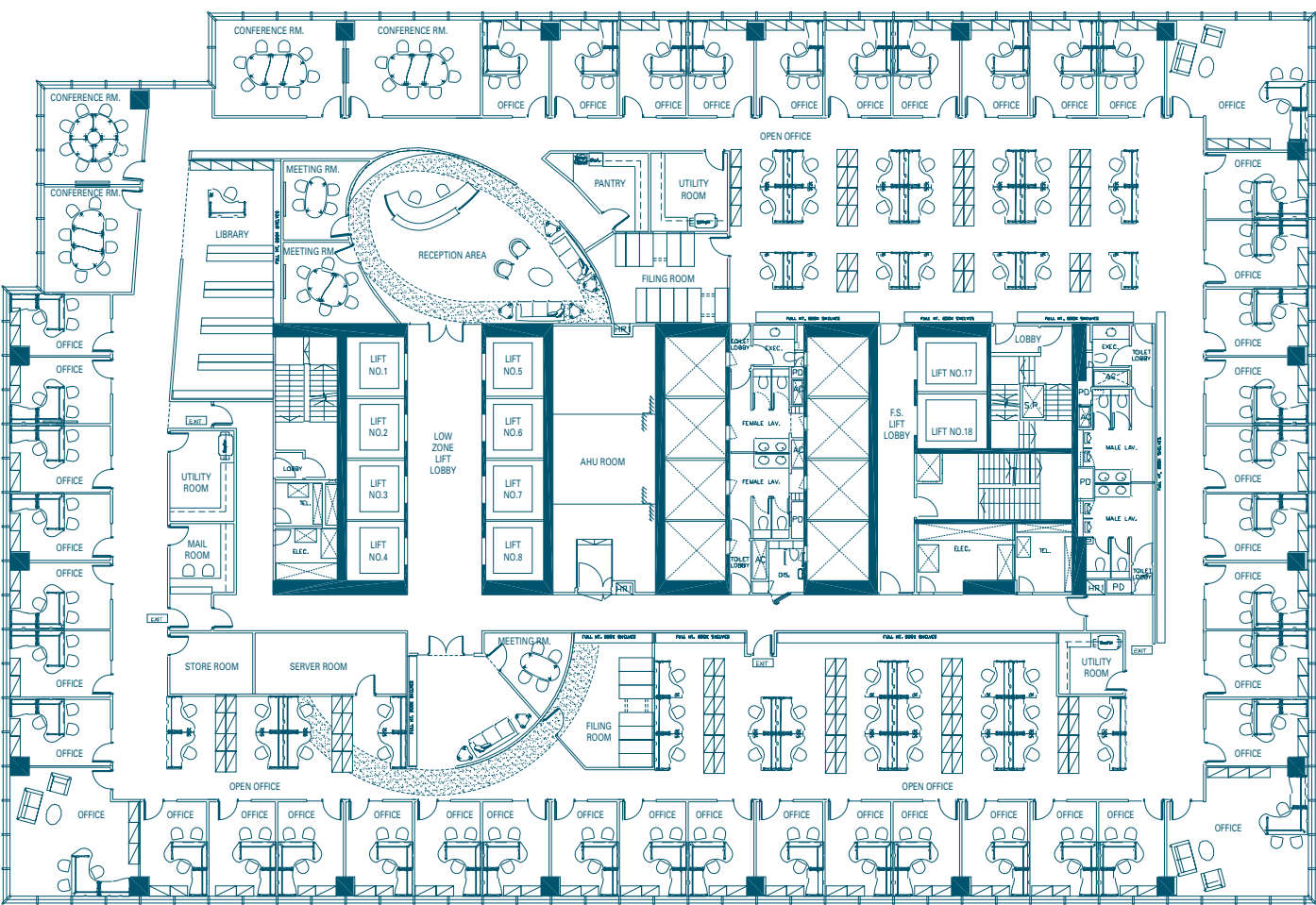


3rd Floor



5th – 17th Floors

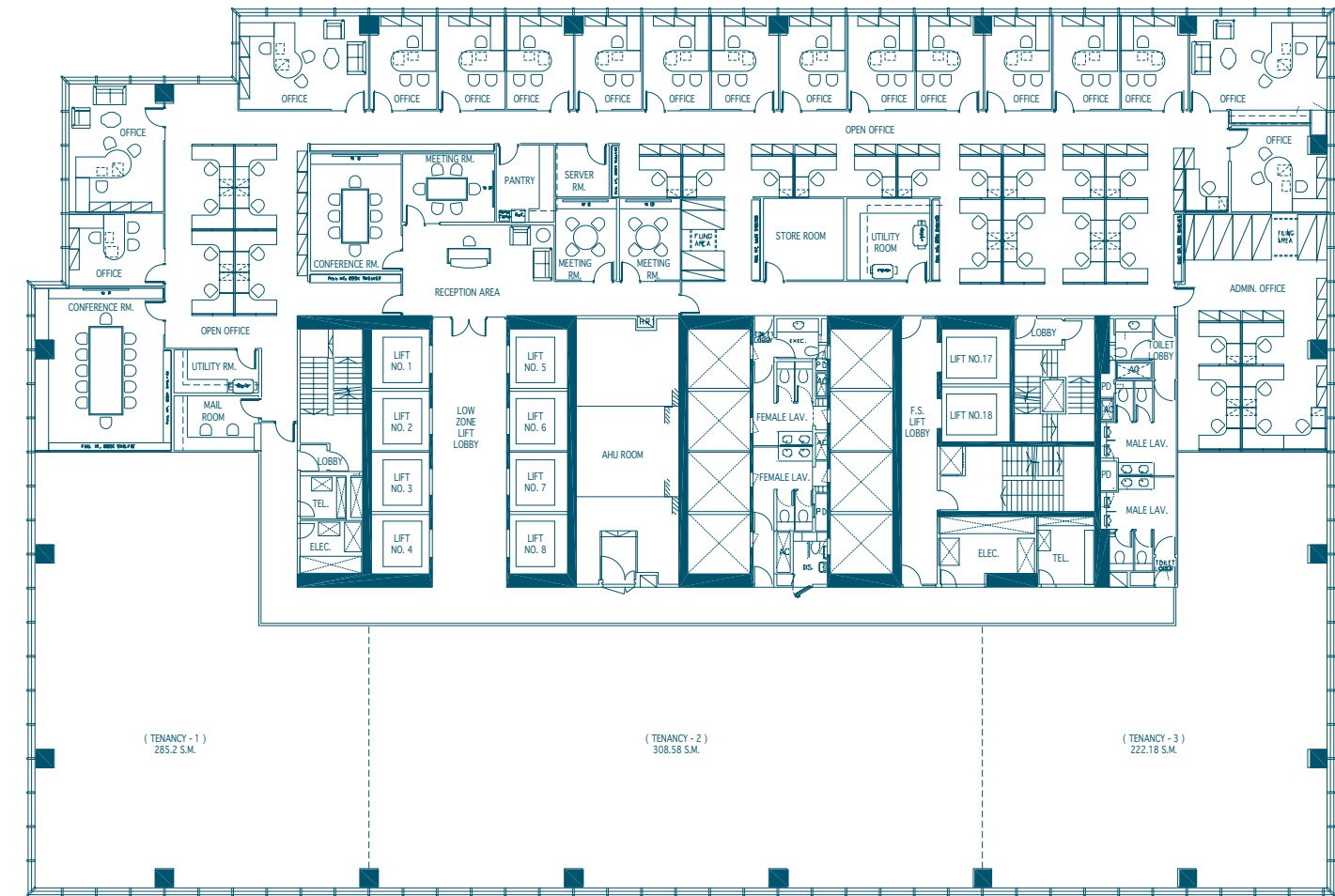
Test Fits Plan 1



Legal Services – whole floor

Small Office	41	Meeting Room	3	Net Area	18,397 sq. ft
Big Office	3	Conference Room	4	Net Area / Person	190 sq. ft
General Cube	50	Pantry	1		
Librarian	1	Server Room	1		
Receptionist	2	Utility Room	3		
Total Staff	97	Mail Room	1		
		Store Room	1		
		Filing Room	2		
		Library	1		

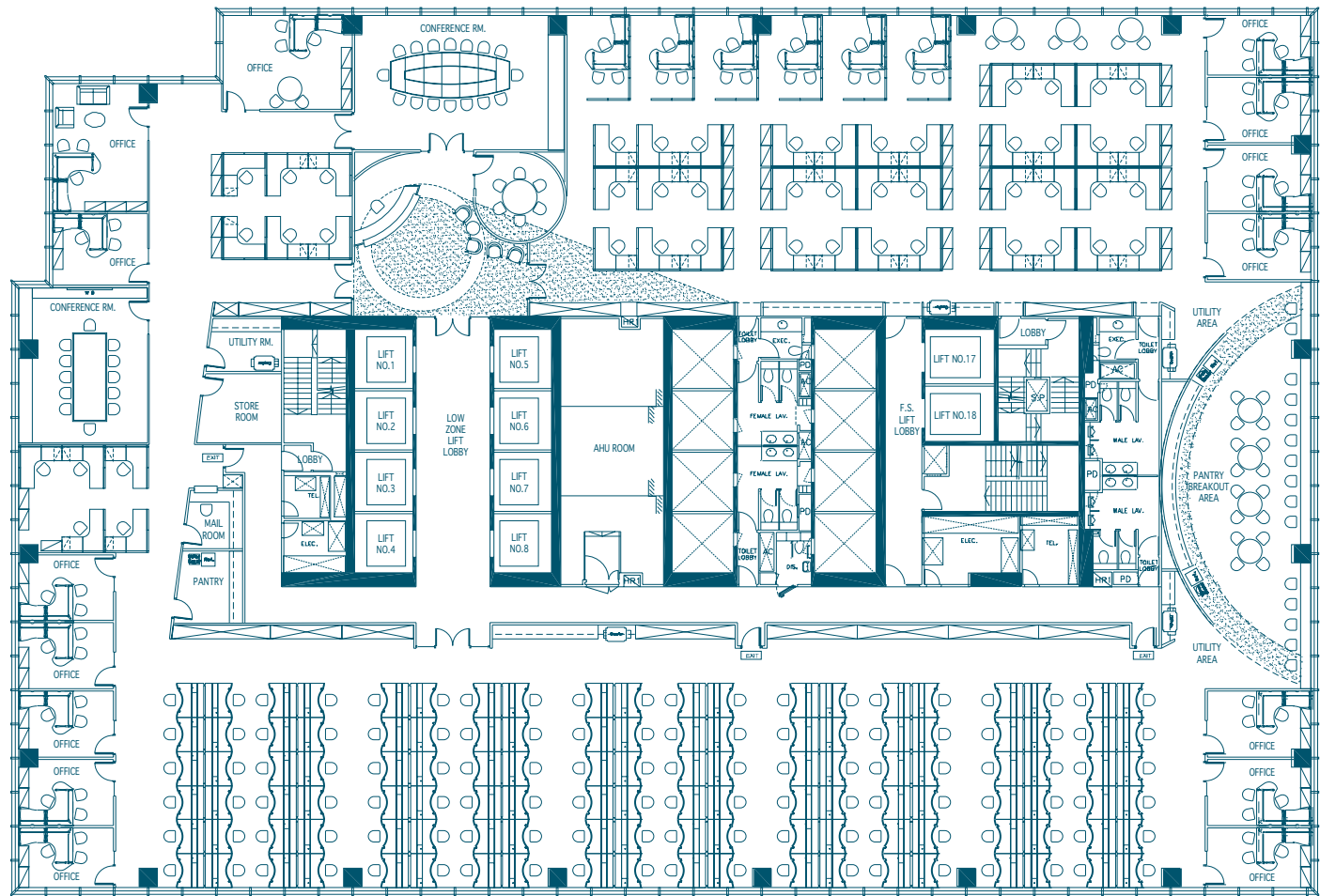
Test Fits Plan 2



Half tenant, half vacant

Small Office	13	Meeting Room	3	Net Area	8,741 sq. ft
Medium Office	1	Conference Room	2	Net Area / Person	168 sq. ft
Big Office	3	Pantry	1		
General Cube	34	Server Room	1		
Receptionist	1	Utility Room	2		
Total Staff	52	Mail Room	1		

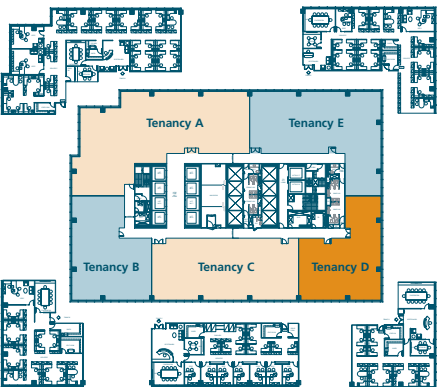
Test Fits Plan 3



Banking & Finance – whole floor

Small Office	13	Meeting Room	2	Net Area	18,397 sq. ft
Big Office	2	Conference Room	1	Net Area / Person	122 sq. ft
Big Cube	6	Pantry	2		
General Cube	8	Breakout Area	1		
Trading Desk	120	Utility Area	3		
Receptionist	1	Mail Room	1		
Mail Room	1	Store Room	1		
Total Staff	151				

Test Fits Plan 4



Multi-tenant floor

Tenancy A

Office	2
General Cube	34
Manager Cube	3
Receptionist	1
Total Staff	40

Meeting Room	1
Conference Room	1
Pantry	1
Utility Room	2
Server Room	1

Net Area	4,618 sq. ft
Net Area / Person	115 sq. ft

Tenancy B

Office	1
General Cube	17
Manager Cube	2
Receptionist	1
Total Staff	21

Meeting Room	0
Conference Room	1
Utility Room	1

Net Area	3,508 sq. ft
Net Area / Person	167 sq. ft

Tenancy C

Office	7
General Cube	11
Manager Cube	0
Receptionist	1
Total Staff	19

Server Room	1
Conference Room	1
Meeting Room	1
Pantry	1
Utility Room	1

Net Area	3,299 sq. ft
Net Area / Person	174 sq. ft

Tenancy D

Office	0
General Cube	13
Manager Cube	2
Receptionist	1
Total Staff	16

Meeting Room	1
Conference Room	1
Pantry	1
Utility Room	1

Net Area	2,378 sq. ft
Net Area / Person	149 sq. ft

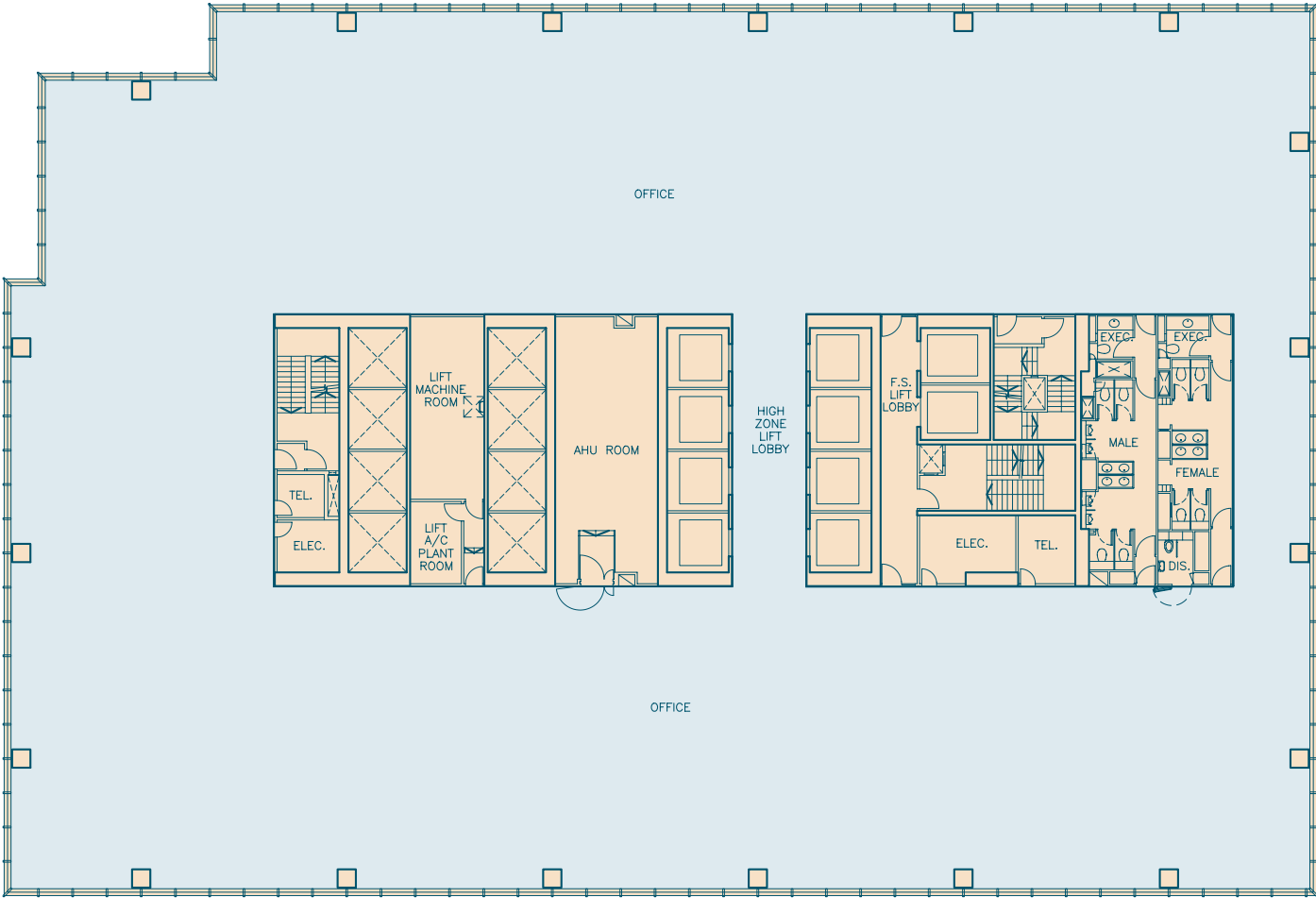
Tenancy E

Office	2
General Cube	24
Manager Cube	2
Receptionist	1
Total Staff	29

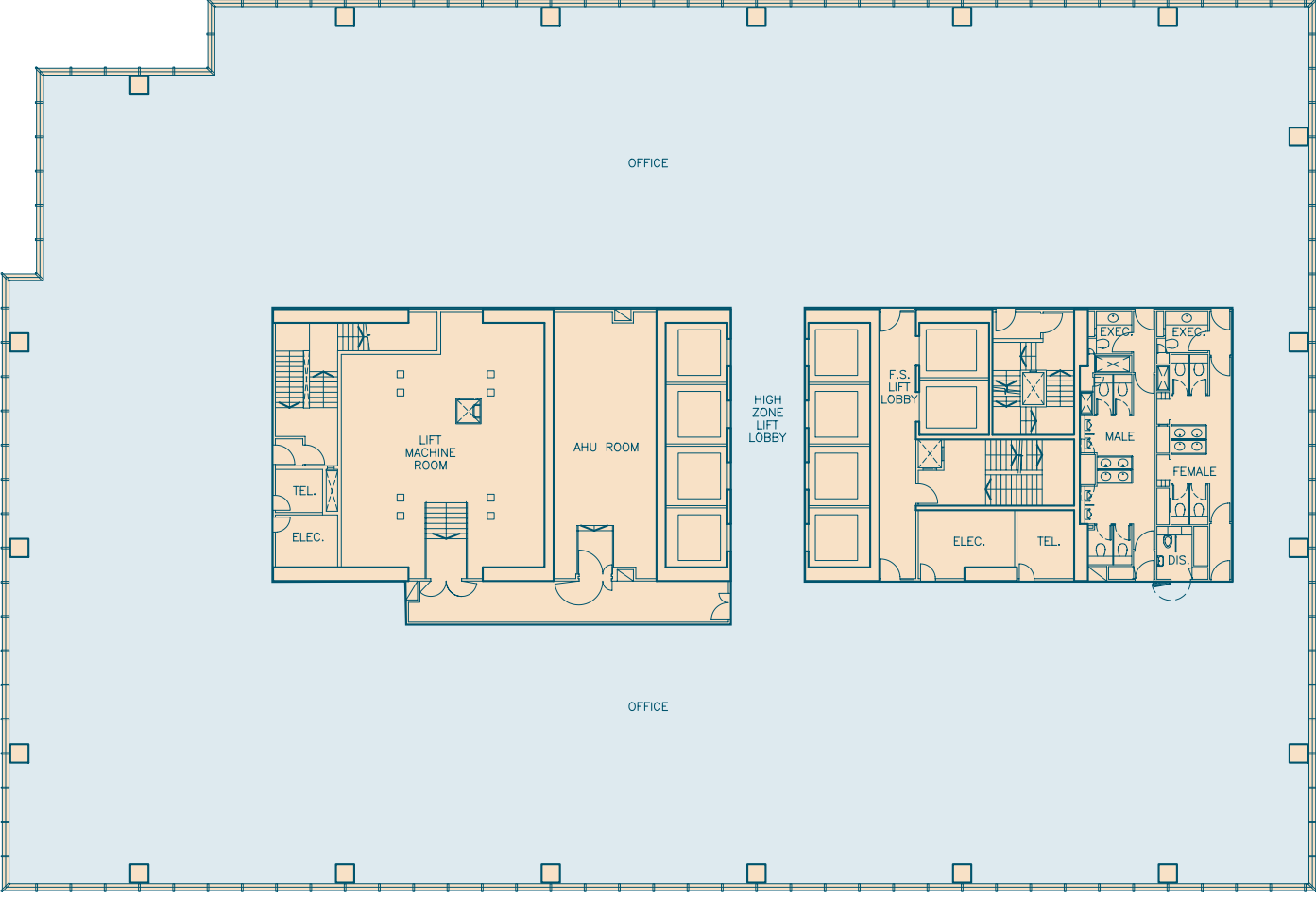
Meeting Room	1
Conference Room	1
Pantry	1
Utility Room	1

Net Area	3,508 sq. ft
Net Area / Person	121 sq. ft

Floor Plans

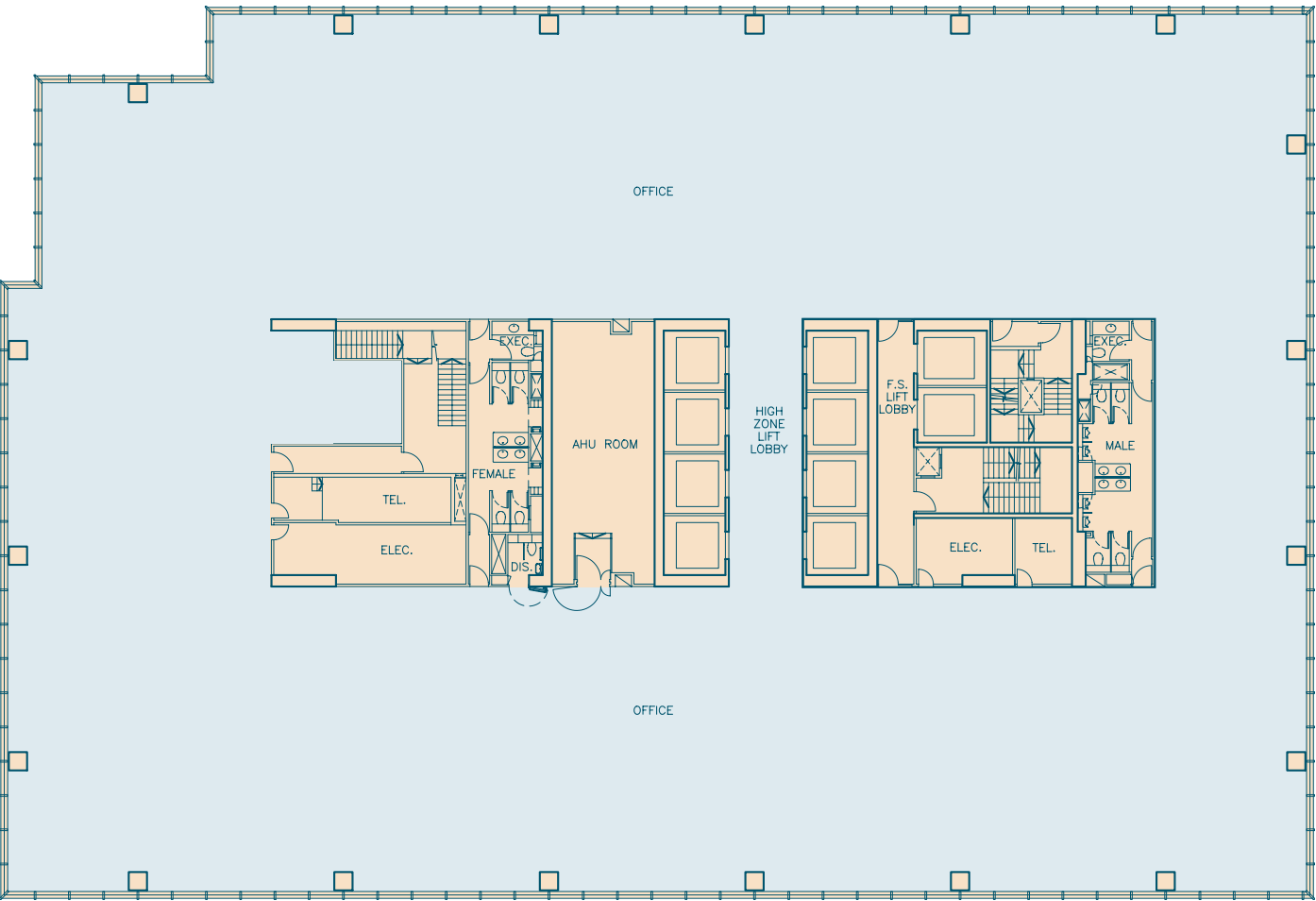


18th Floor

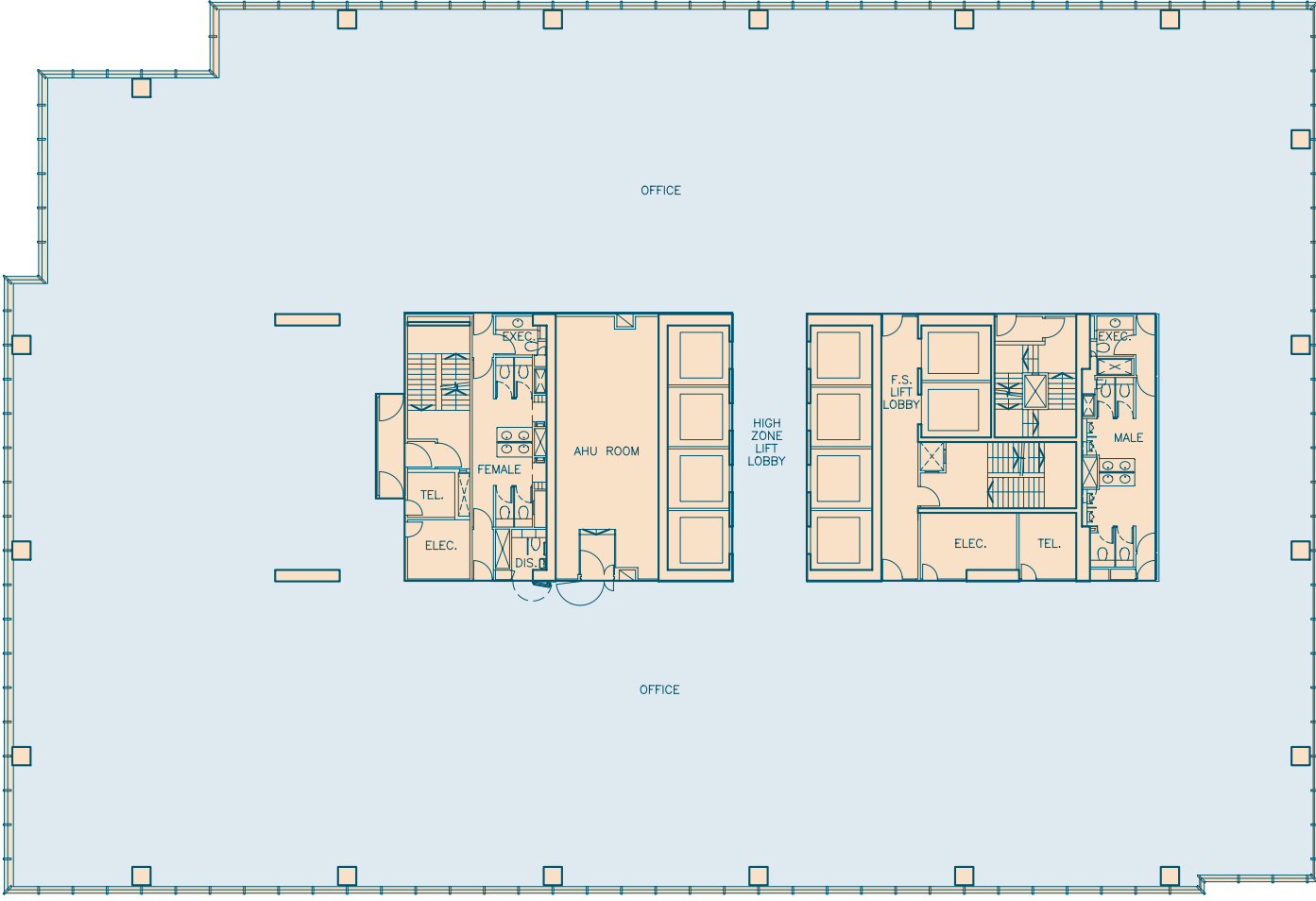


19th Floor

Floor Plans

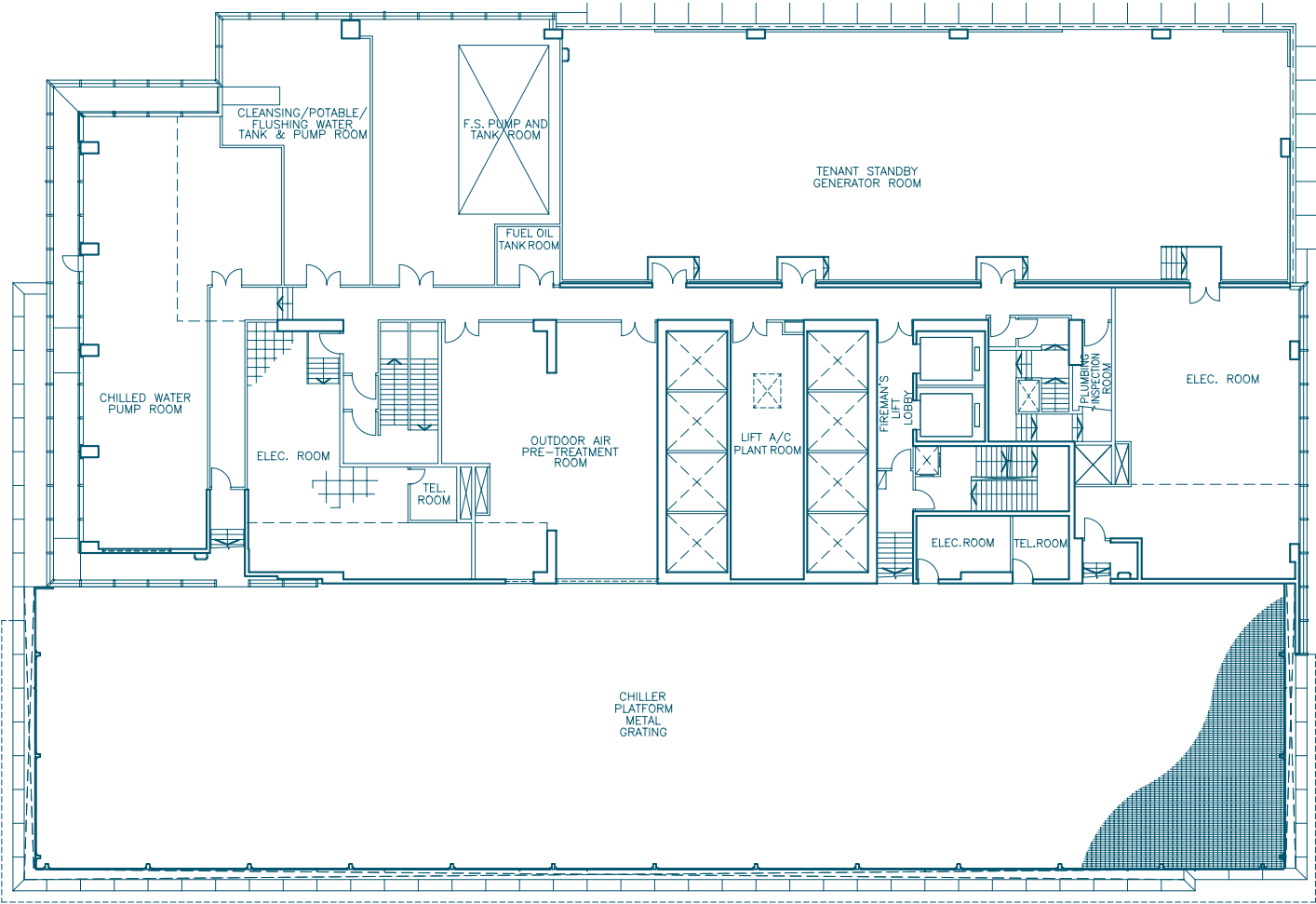


20th Floor

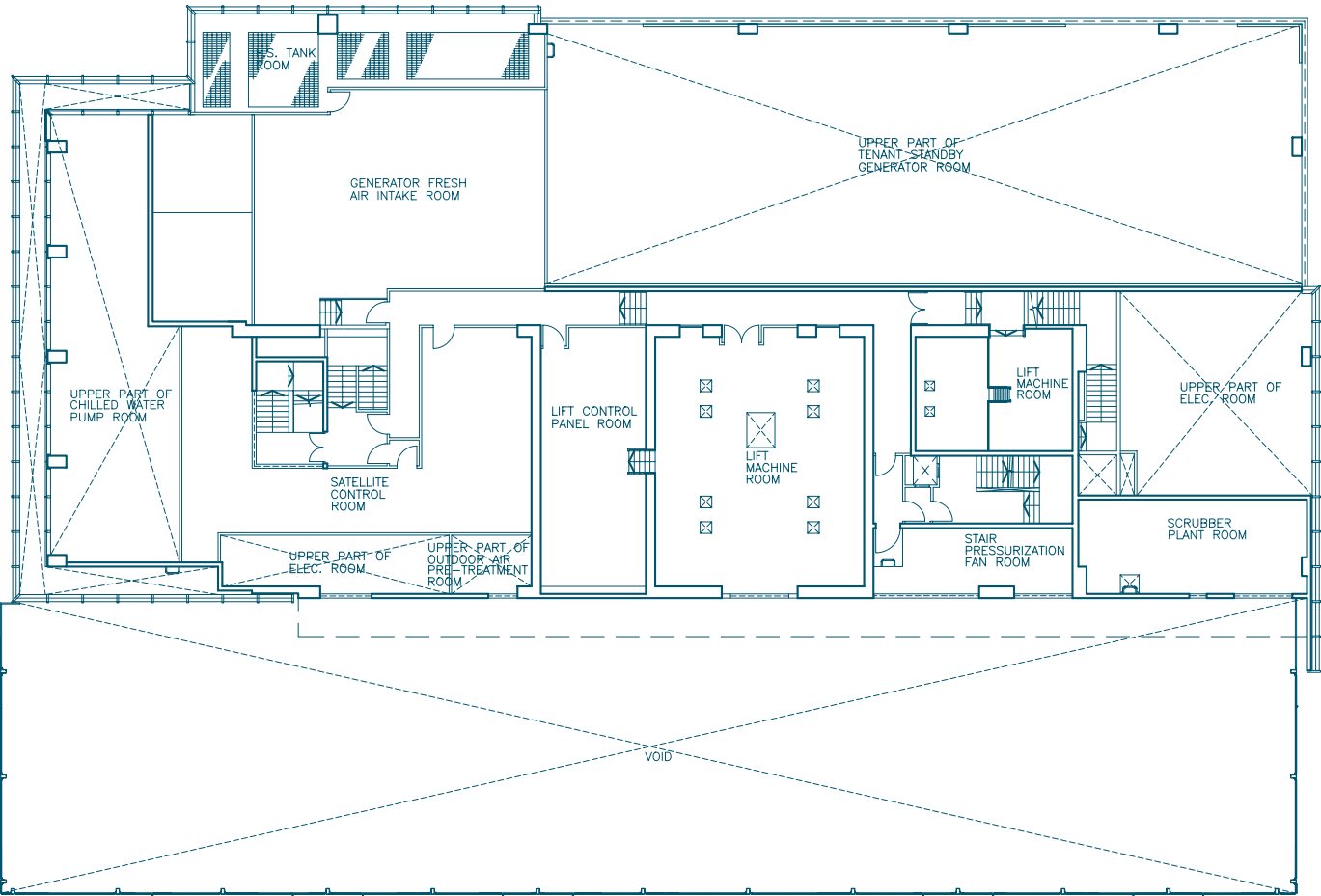


21st – 29th Floors

Floor Plans

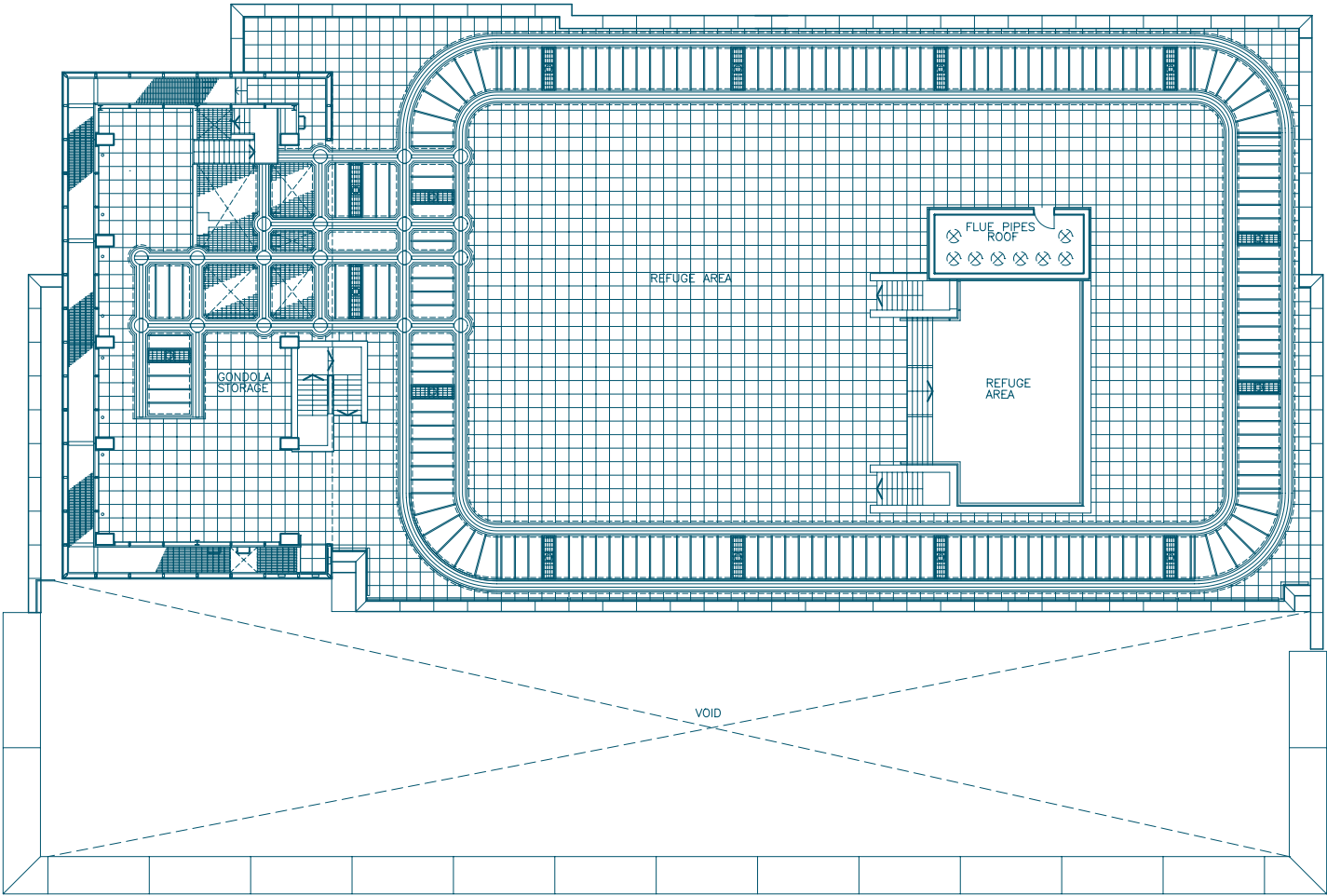


30th Floor



31st Floor

Floor Plans



Roof



7th Floor, One Exchange Square, Central, Hong Kong

Chater House Project Team

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Architect (USA)	Kohn Pedersen Fox Associates PC
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M&E Engineer	WSP Hong Kong Ltd
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Development Consultant	David C Lee Surveyors Ltd
Exterior Cladding Consultant	ALT Cladding & Design, Inc
Lighting Consultant	Isometrix Lighting + Design Ltd
Signage & Graphics Consultant	Dutton Bray Design Ltd
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