


VISTA TOWER SPECIFICATIONS

BUILDING SPECIFICATIONS	
Net Lettable Area	Approximately 555,000 sq ft
Total No. of Storeys	62 Low Zone: 15 Floors (Level 13 to 27) Mid Zone: 14 Floors (Level 28 to 41) High Zone: 17 Floors (Level 42 to 58) Penthouses: 4 Floors (Level 59 to 62)
Typical Floor Area	Low Zone: 11,000 sq ft Mid Zone: 11,500 sq ft High Zone: 11,900 sq ft
Core Location	End Core
Finished Floor to Suspended Ceiling Height	2.600m (Typical floors)
Floor System	Under-floor Trunking
Total No. of Carpark Bays	2,500 bays overall development (Basement 1 to 3, Lower Concourse, Concourse and Level 3 to 9)
Floor Loading	Dead Load: 2.25kN/m ² Live Load: 2.5kN/m ² Enhanced Load: 5.0kN/m ²
Inter-floor Accessibility	New openings are possible to allow vertical connectivity
Toilets per Floor	Female: 3 cubicles Male: 3 cubicles and 3 urinals
Pantry	Service provisions ready
SCHEDULE OF FINISHES	
Main Lobby Floor	Marble polished finish
Typical Office Floors	Cement screed with under-floor service trunking
Office Lift Lobby Floors	Marble polished finish
Male and Female Toilets Floors	Marble polished finish
VERTICAL TRANSPORTATION	
Lifts	Fully automated destination control lift system utilises the latest in efficient, high performance control Disabled-friendly features Office passenger lifts are fitted with LCD display and air-conditioning Average waiting time (at peak) less than 30 seconds Low, mid and high zone population handling capacity = 12% within a 5-minute period Three zone lift risers provide a total of 14 office passenger lifts during peak periods
Low Zone	Capacity 20 persons, 4 lifts, 4.0m/sec
Mid Zone	Capacity 20 persons, 4 lifts, 6.0m/sec
High Zone	Capacity 17 persons, 4 lifts, 7.0m/sec
Penthouses	Capacity 15 persons, 2 lifts, 1.0m/sec
Service/Fire	2 lifts servicing all floors at 5.0m/sec Capacity 1156kg
Carpark	Escalators and 8 lifts, servicing Basement 3 to Level 9 for the entire development


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TECHNICAL SPECIFICATIONS	
MECHANICAL	
Air-conditioning	Centralised chilled water system Air-conditioning on each floor is served by four FCUs for office zones and two FCUs for common areas. FCUs are served by the centralised chilled water system and individually controlled through the BMS. After-hours operation enables one or more floors to be air-conditioned on a zone basis, controlled through the BMS on request Dedicated condenser water system for the provision of tenants' server rooms on every floor. Total capacity at 300HRT
Mechanical Ventilation	Provided for fire lift lobbies, car park, toilets, transformer room, electrical substation and all M&E plant rooms in compliance with Authority requirements
ELECTRICAL	
Incoming Electrical Supply & Loads	Dual source, dual feed 11kV power supply from the National Grid network
Landlord's Emergency Generator	Power supply of 600kVA available for tenants' tap off for essential services
Office Lighting	500 Lux average
TELECOMMUNICATIONS & IT	
Telecommunications	Fibre-optic backbone infrastructure, two risers with 6 core per riser per floor. Two sets of bundled 25 pair CAT5e cables per floor. Cellular infrastructure with internal booster antennas.
Mainframe Rooms	Telco MDF room provided. Independent CMDF room provided.
SECURITY	
	Security speed gate at main access lobbies Card Access Control Computerised Visitor Management System CCTV coverage 24-hour electronic security log Guard Tour System
FIRE SYSTEMS	
Fire Protection System	Fire Alarm and Monitoring System Public Announcement System Fireman's Intercom System