

The Office

Magnifying your vision

Soaring high above all its surroundings, Langham Place's 60-storey A Grade office tower stands as the defining landmark right at the heart of Kowloon. Within its lofty mirrored glass facade, the tower offers over 770,000 sq. ft. of office space with panoramic views of Victoria Harbour and the whole Kowloon Peninsula. Equipped with raised flooring, a fibre optic broadband network and all the facilities required by today's enterprises, the tower's state-of-the-art working environment certainly appeals to major local and international corporations. Needless to say, those who work here are just a lift-ride away from all the shops and restaurants in the mall as well as the meeting and conferencing facilities of the Langham Place Hotel. As part of the massive Langham Place complex, this landmark structure will not only change the way you perceive Mongkok --- it defines your business vision.

Intelligent Building

Langham Place Office Tower has been designed to the highest specifications for the modern office. Equipped with high-quality raised flooring and a fully integrated high ceiling system, office re-arrangement is effortless. All office lifts have built-in mobile telephone connections, so you are always in touch with clients and colleagues. The building is also fitted with a comprehensive fibre-optics network and telecommunications infrastructure, making it one of the most technologically advanced commercial buildings in Hong Kong. Its advanced power and energy-efficient air-conditioning systems are also in keeping with the sophistication of a building of its stature.

Office Area

Ceilings	<ul style="list-style-type: none"> Integrated metal suspended ceilings with T5 fluorescent tubes, double parabolic direct / indirect lighting reflector with air diffusers Clear headroom 2,600 mm (8'7")
Walls	<ul style="list-style-type: none"> Cement lime plasters and emulsion paints
Floors	<ul style="list-style-type: none"> Raised floor panels made of light weight, particle boards and framed by electro-galvanised steel enclosures, each in 600 mm square and approximately 125mm above the structural floor slabs Approximately 100 panels per floor, with 258 mm (10 in.) square openings and service outlet boxes Floor loading : 5K Pa (100 lb. per s.f.)

Main Entrance Lobby

Ceilings	<ul style="list-style-type: none"> Gypsum board ceiling with recessed down lights
Walls	<ul style="list-style-type: none"> Textured glass feature and timber veneered panels, metal panels clad columns
Floors	<ul style="list-style-type: none"> Conglomerate stone floor Floor loading : 5K Pa (100 lb. per s.f.)

Typical Lift Lobbies

Ceilings	<ul style="list-style-type: none"> Gypsum board ceiling with recessed down lights
Walls	<ul style="list-style-type: none"> Granite / Marble slabs and textured glass panels
Floors	<ul style="list-style-type: none"> Conglomerate stone floors

External Finishes

Walls	<ul style="list-style-type: none"> High quality reflective glass curtain walling with concealed frames
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Toilets

Ceilings	<ul style="list-style-type: none"> Gypsum board ceilings with recessed down lights
Walls	<ul style="list-style-type: none"> Homogeneous tiles and feature granite walls
Floors	<ul style="list-style-type: none"> Conglomerate stone floors
Cubicles	<ul style="list-style-type: none"> Tailor-made toilet cubicles
Counter Tops	<ul style="list-style-type: none"> Corian with mirrors
Fitments	<ul style="list-style-type: none"> High quality sanitary fitments Electric hand dryers

Executive Toilets

Ceilings	<ul style="list-style-type: none"> Gypsum board ceilings with recessed down lights
Walls	<ul style="list-style-type: none"> Homogeneous tiles
Floors	<ul style="list-style-type: none"> Conglomerate stone floors
Showers	<ul style="list-style-type: none"> Shower cubicles
Counter Tops	<ul style="list-style-type: none"> Corian with mirrors
Fitments	<ul style="list-style-type: none"> High quality sanitary fitments Electric hand dryers

Escalators & Lifts

Escalators	<ul style="list-style-type: none"> Three 1 metre width escalators connecting ground floor entrance
Lifts	<p><u>Passenger</u></p> <ul style="list-style-type: none"> 16 high-speed passenger lifts serving four zones Loading of 1,800 kg (24 persons) Dimensions of 2.30m (L) x 1.60m (D) x 2.70m (H) <p><u>Executive</u></p> <ul style="list-style-type: none"> Loading of 1,050 kg (14 persons) Dimensions of 1.95m (L) x 1.15m (D) x 2.70m (H) <p><u>Service</u></p> <ul style="list-style-type: none"> Loading of 4,000 kg Dimensions of 2.20m (L) x 3.06m (D) x 2.80m (H)

HVAC

- Designed for cooling load in the range of 60 to 65 tons for each floor
- Direct Digital Control to individual variable air volume box (VAV box)
- Variable air volume air conditioning systems with ceiling plenum returns
- Centralised Primary Air Units to provide pre-treated fresh air to each
- Air Handling Unit room
- A pair of 50 mm diameter chilled water pipe connection is provided for 24-hour chilled water supply
- 24-hour chilled water supply backed up by Emergency Generator

Electrical System

- Electrical loading per floor is designed at 80 VA per sq.m
- A 200 amp 3-phase MCCB 'plug-in' unit is provided for each floor
- Emergency Generator providing emergency power to lifts and lighting in public areas and computer systems and air-conditionings to tenants' essential areas.
- Interfloor telecommunication trunkings and horizontal metal trunking systems at high levels on each floor are provided
- Separate computer earthing system is provided

Fire Services

- A computer-based automatic fire detection and alarm system, fire hydrants and hose reel system, sprinkler system, drencher system and 24-hour centralized monitoring station

BMS System

- A computer-based, automated facilities management system monitors and controls all air conditioning, plumbing and drainage, electrical, fire, lift and safety services
- The system also controls lighting levels of main lobby and adjusts air conditioning temperatures to ensure environmental comfort at all times while maintaining energy efficiency

Structured Cabling Backbone

- Fully Cat. 5 and fibre optic block wiring
- Dual lead in and risers to enhance the reliability of the telecommunication services

Mobile Coverage, Public Address, Card Access, Door Monitoring, CCTV, CABD

Mobile Coverage	• Provision is made for mobile phone services throughout all areas of the building
Public Address	• Installed at lift lobbies, office floors and public areas for emergency messages
Card Access	• Lift access card key system for after-hours entry Controlling access and recording details by computers
Door Monitoring	• Door contacts for fire exits monitored by the centralized Building Management System
CCTV	• Closed-circuit TV cameras with video recorders for designated areas
CABD	<ul style="list-style-type: none"> • Facilities for satellite TV and digital terrestrial TV are in place • Splitter units are available on every floor to which occupiers can make connections.