

LANDMARK SOUTH

The new work ethos in Wong Chuk Hang ✖


黃竹坑 ✖，新世代商業地標



Where wellness
meets productivity:
Landmark South is the
new work ethos.

以健康概念推動生產力，
Landmark South
將掀起嶄新工作潮流

LANDMARK
SOUTH



The moment you walk in through the doors and into the lobby, you are immersed in warm bountiful sunlight and vibrant shades of green. The contemporary elegant entrance celebrates nature and invites you up the escalator that follows the skirting slopes of the great Aberdeen Country mountains.

On the eighth floor, the scenic Sky Garden enjoys magnificent views of the surrounding green hill side.

The mountain breeze is refreshing. The ocean view, all-encompassing. The delicate perfumes of the seasonal flora - nurture to the soul. You take a deep breath. This very moment, the neurons in your body are enlivened. You feel composed and energised. You are ready to begin your day.

當您步入大門，立刻被溫暖充沛的陽光與生氣勃勃的綠意簇擁著。以大自然綠葉成蔭為主題的當代設計，伴隨您踏上扶手電梯，窗外將會是香港仔郊野公園的山林景緻。拾級而上，就像踏上一趟洗滌身心之旅。

八樓的空中花園可以飽覽四周壯麗的翠綠山景。

山野微風，清爽怡人；海洋景觀，包羅萬象。當造鮮花散發的清香，為您的心靈提供深度滋養。來到這裡，深呼吸，任由身體細胞在自然中甦醒。感覺悠然自得，活力充沛。

Development Overview

發展概覽

Designed with wellness in mind, Landmark South is the new corporate work ethos in the district of Wong Chuk Hang. From location to architectural details, Landmark South helps your company achieve the optimal balance of corporate productivity and personal wellbeing for you and your employees

Landmark South is developed on eight pillars (the 8 E's):

- Effortless Commute
- Expressive Community
- Electric Neighborhood
- Embrace Wellness
- Epicentre of Arts & Culture
- Engage & Exchange
- Exceptional Design
- Efficient Parking

作為黃竹坑新世代商業地標，Landmark South堅持以人為本的設計理念。優越的地理位置與匠心的建築設計，為您的企業和員工打造一個健康與工作效率平衡共融的工作空間。

以八大特色精心打造的Landmark South：

- 四通八達
- 創意聚點
- 地段優越
- 綠色建築
- 藝文型地
- 社交體驗
- 設計亮點
- 泊車便捷



Nestled between the ocean and the mountains,
Landmark South is located in WCH

Landmark South: 乘山海之勢，坐擁黃竹坑的靜謐與繁華



LANDMARK
SOUTH

1. Hong Kong Ocean Park Marriott Hotel
香港海洋公園萬豪酒店
2. Ocean Park Station ✖
海洋公園站
3. Ocean Park Hong Kong
香港海洋公園
4. The Fullerton Ocean Park Hotel Hong Kong
(Under construction)
香港富麗敦海洋公園酒店(興建中)
5. Wong Chuk Hang Station ✖
黃竹坑站
6. The Southside
港島南岸
7. The Aberdeen Marina Club
深灣遊艇俱樂部



Effortless Commute 四通八達

WCH is a key piece of the Hong Kong Government's Invigorating Island South Initiative. The completion of the MTR South Island line in 2016 has plugged WCH directly into the heart of the MTR network -- with Admiralty being only 8 minutes away. From there, it is just as easy to access Central, Yau Tsim Mong, or Quarry Bay.

By car, Landmark South is no less convenient. The Aberdeen Tunnel is less than a minute's drive. Within 8 minutes, you can reach Wan Chai, Causeway Bay or the Cross Harbour Tunnel by car. The Southern District is a true challenger to Central or Quarry Bay and Landmark South is strategically located at the district's nexus.

黃竹坑是香港政府「躍動港島南」計劃中的核心部分之一。2016年，港鐵南港島線落成後，黃竹坑逐步成為港鐵網絡的中心地段，來往金鐘只需8分鐘。由Landmark South出發，聯繫港九交通匯點，瞬即可抵達中環、油尖旺或鰂魚涌。

駕駛私家車出入，同樣無遠弗屆——1分鐘即進入香港仔隧道，8分鐘輕鬆抵達灣仔、銅鑼灣及海底隧道。如今南區的交通便捷程度可與中環、鰂魚涌媲美，而Landmark South位處南區心臟地段，交通一樣四通八達。

Approx. 約

| | |
|---|-------------------------------|
| Admiralty 金鐘 | ✳️ 8 mins 分鐘 🚗 10 mins 分鐘 |
| Central 中環 | ✳️ 14 mins 分鐘 🚗 13 mins 分鐘 |
| Causeway Bay 銅鑼灣 | ✳️ 16 mins 分鐘 🚗 8 mins 分鐘 |
| Tsim Sha Tsui 尖沙咀 | ✳️ 16 mins 分鐘 🚗 13 mins 分鐘 |
| High Speed Railway, Hong Kong West Kowloon Station 高速鐵路香港西九龍站 | ✳️ 26 mins 分鐘 🚗 21 mins 分鐘 |
| Hong Kong International Airport 香港國際機場 | ✳️ 47 mins 分鐘 🚗 40 mins 分鐘 |

Expressive Community

創意聚點

WCH is rapidly morphing from its industrial past. Empty factories are being transformed into spunky galleries and hip microbreweries, turning the district into one of the most happening neighborhoods on Hong Kong Island.

Some of Hong Kong's best-known fashion brands, from I.T. to Lane Crawford have set up their corporate headquarters in WCH. Numerous innovative F&B concepts, including Butcher's Club, Young Master Brewery, SensoryZero, Altaya Wines and Classified Group, were created from scratch right here in WCH.

A full array of hotels cater to a wide range of WCH visitors. The 5-star Fullerton Ocean Park offers unrivalled luxury in hospitality. The Ocean Park Marriott Hotel is a family-friendly haven. Two neighboring boutique hotels, Ovolo Southside and Nina Hotel Island South, provide chic refuge to the young and trendy.

By 2023, The Southside development will come online, housing over 5,500 affluent families, and anchored by a 500,000 sq. ft. lifestyle shopping mall – the largest in the district. Nearby Gleneagles Hospital provides world-class healthcare to residents and travellers alike.

褪去傳統工業區的舊日形象，黃竹坑正在觸發全新想像 — 昔日曾經輝煌的工廠大廈，如今已由文藝青年接手，改造成為時尚畫廊及手工啤酒釀造廠，將黃竹坑打造為全港島最熱門的地區之一。

香港最知名的時尚品牌，從I.T.到連卡佛，都將公司總部設於黃竹坑。與此同時，也有不少餐飲概念店始創於此，其中包括 Butcher's Club、少爺啤酒廠、Sensory Zero、Altaya Wines 和 Classified Group等。

黃竹坑擁有形形色色的酒店，滿足不同遊客的需要。五星級的富麗敦海洋公園酒店提供奢華絕倫的殷勤款待，海洋公園萬豪酒店為一家大小提供美滿天倫之樂，而區內兩間精品酒店—奧華酒店·南岸及南灣如心酒店為年輕及時尚一代提供簡約空間。

時至2023年，港島南岸將全面啟動，有超過5500戶優裕家庭進駐，區內最大型、達500,000平方呎的購物商場亦即將落成，而鄰近的港怡醫院亦會為區內市民及遊客提供世界級的醫療服務。



Electric Neighborhood

地段優越



Après-Work - There is no better place to relax after a hard day's work than the eco-conscious oceanfront luxury resort, The Fullerton Ocean Park Hotel Hong Kong. As the first hotel in the region to award the WELL Precertification, the hotel is committed to offering a sustainable and healthy environment for all through green building measures and WELL building strategies including the implementation of practical green and climate resilience designs and features. A wide range of wellbeing programs are on offer, from aqua yoga to movement therapy.

Adrenaline and Team Building - Head next door to the Ocean Park Waterworld for some excitement and adrenaline rush. There are also plenty of exercise venues, from CrossFit and MMA studios to Olympic size swimming pools.

Breathtaking Vista - The rooftop terrace of Ovolo Southside offers views of the WCH skyline nestled in the Aberdeen Hills. Nina Hotel Island South provides sizable rooms with view of Deep Water Bay and Aberdeen, or the green hillsides. Both business hotels were voted as the most value for money stays in Hong Kong by travelers.

Touch of Nature - The scenic Aberdeen Country Park is accessible with Green Link, a proposed direct pedestrian connection from the WCH MTR station. Ap Lei Pai offers a challenging hike, while the Aberdeen Harbour Walk is good for a stroll.

Mindful and Healthful - From gong baths to Kundalini yoga, Red Doors Studio is a centre of calm. For a complete medical check-up, go no further than Gleneagles Hospital, one of the leading private hospitals in Hong Kong.

Retail Therapy - WCH offers what will be the largest experiential shopping mall in the Southern District.

洗滌心靈：經過辛勤工作的一天後，來訪這個具生態意識的臨海豪華度假酒店享受放鬆。香港富麗敦海洋公園酒店是香港及中國內地首間獲得國際知名《WELL建築標準™》的認可的酒店項目，透過建築環境改善人類健康福祉，落實執行具體綠化及和氣候抗禦設計及元素等綠色建築措施及WELL建築策略，為住客提供一系列由水中瑜珈到動作療法的健康款待體驗。

激發潛能的團隊建設活動：毗鄰海洋公園和全新的水上樂園，可感受非同凡響的歡樂與刺激。周邊還有多元的康體設施，讓您隨時在綜合健身館、MMA場館、奧運級泳池等場地，體驗動感活力的黃竹坑。

壯麗景觀：Ovolo 奧華酒店 - 南岸的頂樓露台可一覽壯麗的黃竹坑天際線景觀，而南灣如心酒店的客房可眺望深水灣和香港仔，亦可縱覽青翠山景。這兩家商務酒店均曾被旅客投票成為香港最超值住宿的選擇。

環抱自然：沿「黃竹坑綠色連線」，透過一系列休憩處和行人設施，悠遊黃竹坑，步入香港仔郊野公園的林蔭之中。喜愛戶外活動的您，亦可挑戰鴨脷排行山路線。想放鬆一下，更可以去香港仔海傍一帶伴隨海風散步。

身心健康：黃竹坑區內有提供由銅浴治療到昆達利尼瑜伽自然療法的著名Red Doors Studio，更有聞名世界的頂尖私立醫院港怡醫院提供全面的身體檢查，讓您身心達至最健康狀態。

購物療法：南區最大型的體驗式購物中心，就在黃竹坑。

WONG CHUK HANG



LANDMARK SOUTH

Balanced Life

Embrace Wellness

綠色建築



Landmark South is designed with a distinct architectural point of view -- that nature and wellness should be holistically integrated into the entire building. With approximately 4,100 sq. ft. of interior greenery, vibrant living motifs, and an urban forest of 34 trees, nature can be felt everywhere inside Landmark South.

From the moment you arrive at the lobby, the floor-to-ceiling windows bring in sweeping views of the Aberdeen Country Hills. The interior air -- double cleansed by MERV 14 air purifier and UV sanitizer -- is arguably as fresh as the Country Park outside. A swift lift ride up to the 8th floor, and the elevator doors open to a nature-inspired, open-air Sky Garden ideally suited for moments of stress relief.

Mindful and healthy eating will also be a focus at Landmark South. Vending machines will be chock-full of healthy, wholesome food options. There is also a dedicated fully-equipped urban farm.

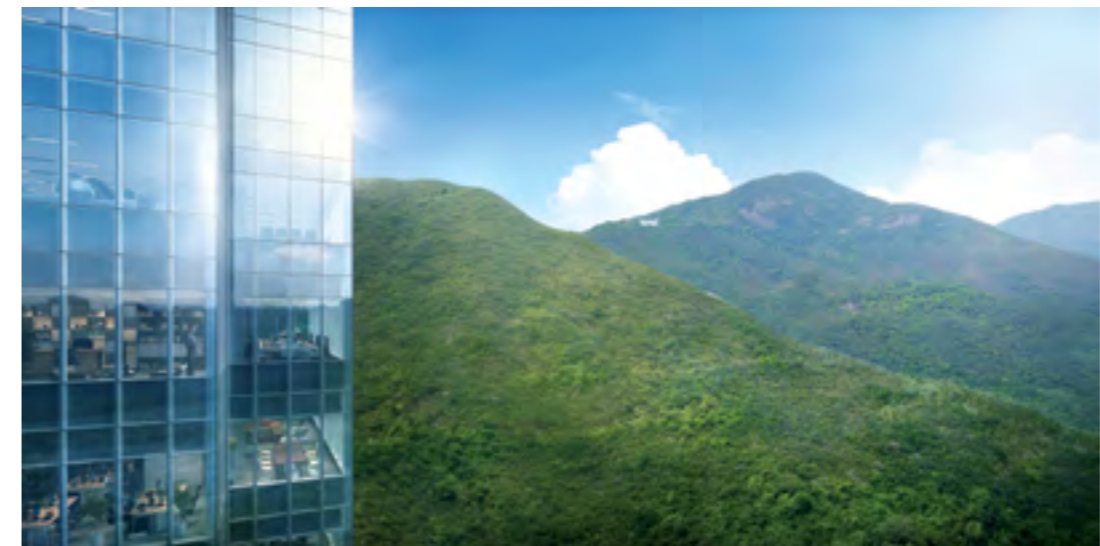
While Landmark South will target for BEAM Plus accreditation (Gold rating), it has already met the more stringent requirements of WELL Core v2 Pilot D&O Precertification (Target Platinum Rating).

Landmark South採用獨特的建築理念，讓自然和健康概念融入綠色建築規劃之中。擁有4,100平方呎室內綠化空間、充滿朝氣的綠葉圖案、34棵樹木組成的城市森林，隨處都可以領略到自然與憩靜。

由步入大堂的一刻開始，高至天花的落地玻璃窗設計令香港仔山林景緻盡收眼簾。室內空氣淨化系統完備——透過空氣淨化機、MERV14 過濾器、紫外線消毒機等共同協作，室內空氣質素可媲美郊野公園。乘搭電梯至8樓，置身在設計綠化的空中花園享受開闊園景，工作壓力頃刻獲得舒解。

Landmark South同樣關注您的飲食健康。自動販賣機將為您提供更多營養選擇；此外還有都市農場，推動正念進食與健康的重要性。

現時，Landmark South已獲得WELL健康建築標準核心體v2試行版中期認證（目標白金級），並目標獲取BEAMPlus金級認證。



Epicentre of Arts & Culture

藝文型地



The entire 2/F will be dedicated to offering an expansive array of international cuisines, ranging from fast casual to fine dining. You can meet your associate for a chat over cappuccinos; grab a smoothie after your lunch workout; close a deal over a sumptuous dinner; and even unwind with a hand-crafted cocktail. And with venues dedicated to supporting local artists and creative businesses, Landmark South will undoubtedly become a regular social media check-in spot.

The 9/F & 10/F will become a dedicated Retail / Art Gallery floor, with professional features such as a sliding window opening and 600-kg capacity gondola to facilitate quick, smooth and safe artwork delivery directly into the exhibition space. An automated 24/7 building management system safeguards precious objects and ensures robust protection against all hazards.

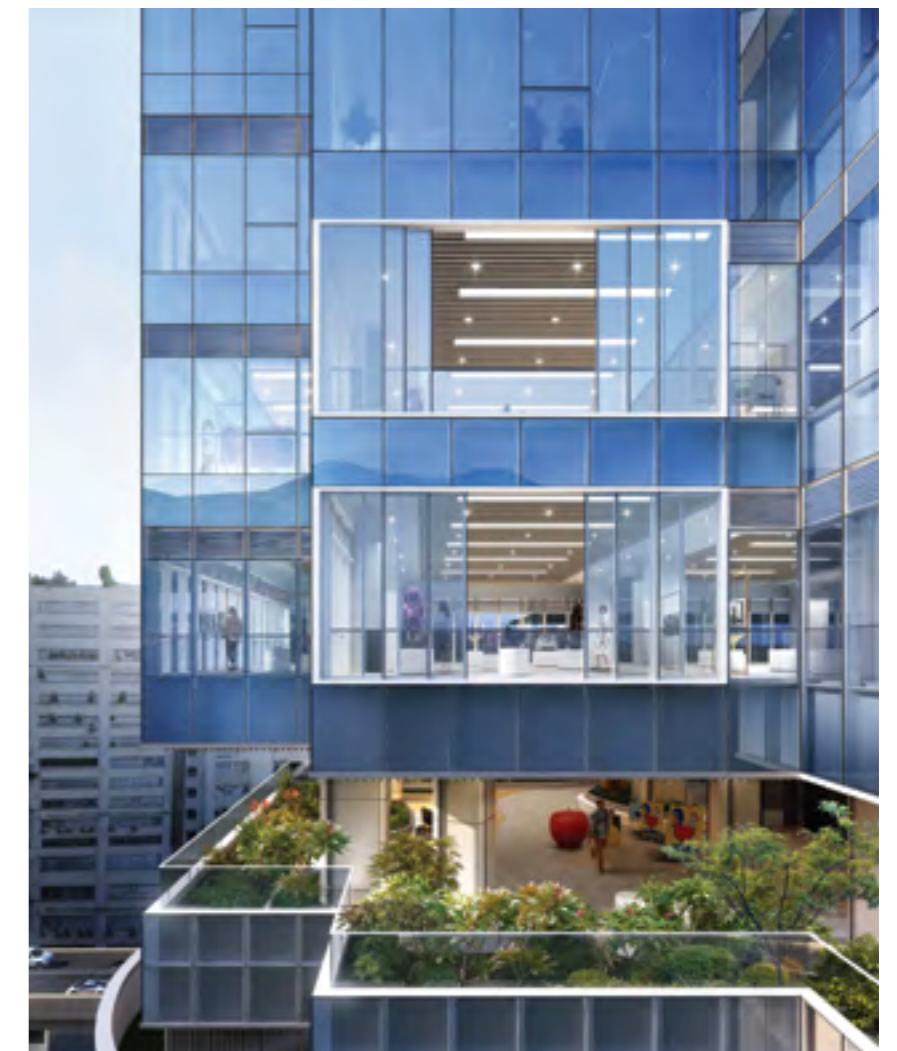
Coinciding with WCH's emergence as the premiere creative enclave in the city, Landmark South will be the permanent home to the Hong Kong Arts Development Council, taking full advantage of the proximity to the surrounding talent pool. From experimental installations to multimedia art forms, there will be no shortage of eye-opening artistic endeavours. And just as important, commercial creative enterprises will stand to benefit from synergies with the blossoming WCH art scene, to draw inspiration, and find new and unexpected ways to collaborate.



2樓全層可作為餐廳樓層，為顧客提供寰球美食選擇。您可以用一杯咖啡的時間，與同事輕鬆聊天；也可以在健身之後點一杯特飲；您可以在商務晚宴上簽訂合作協議，也可以在工餘時間點一杯雞尾酒調適心情。作為本地藝術家及創意行業進駐的陣地，Landmark South 將成為日常社交的打卡熱點。

9樓及10樓作為零售及藝術展覽廳，設有玻璃幕牆裝置趟窗組合及載重600千克的吊臂機，以保證展品能夠順暢、安全送達。此外，大廈亦設有全天候24小時的保安系統，確保貴重的藝術品，能獲得最佳的保障。

隨著黃竹坑蛻變成為文化創意新匯點，香港藝術發展局亦將進駐Landmark South 設立其永久辦事處，受惠社區周邊藝術氛圍以廣納專才。從實驗裝置到多媒體藝術，各種令人驚喜、讚歎的藝術創作將一一誕生。與此同時，同場的文創經濟亦將與之形成互動協作的產業氛圍，擦出意想不到的火花，並且從中打造創意產業的各種無限可能。



Engage and Exchange

社交體驗

In most commercial properties in CBDs, a business setting is key. What is often lacking is a place to make lighter conversations – small, but vital talk to build social connections with clients, guests and even colleagues.

Central to the Landmark South is a 9,200 sq. ft. Sky Garden on the 8/F, with spacious outdoor seating surrounded by manicured seasonal flora that flaunt their blossoms all year round. With a fluid, open-air design, this oasis-in-the-sky is perfect for community-building. Casual meet-ups can spring up around common interests. Impromptu collaborations can be sparked by a meeting of the minds with fellow colleagues and partners.

To facilitate the art and creative exchange at Landmark South, a full suite of wellness programming will be on offer, such as: guided yoga and meditation practice, urban farming workshops, coffee tasting and herbal tea appreciation, etc.

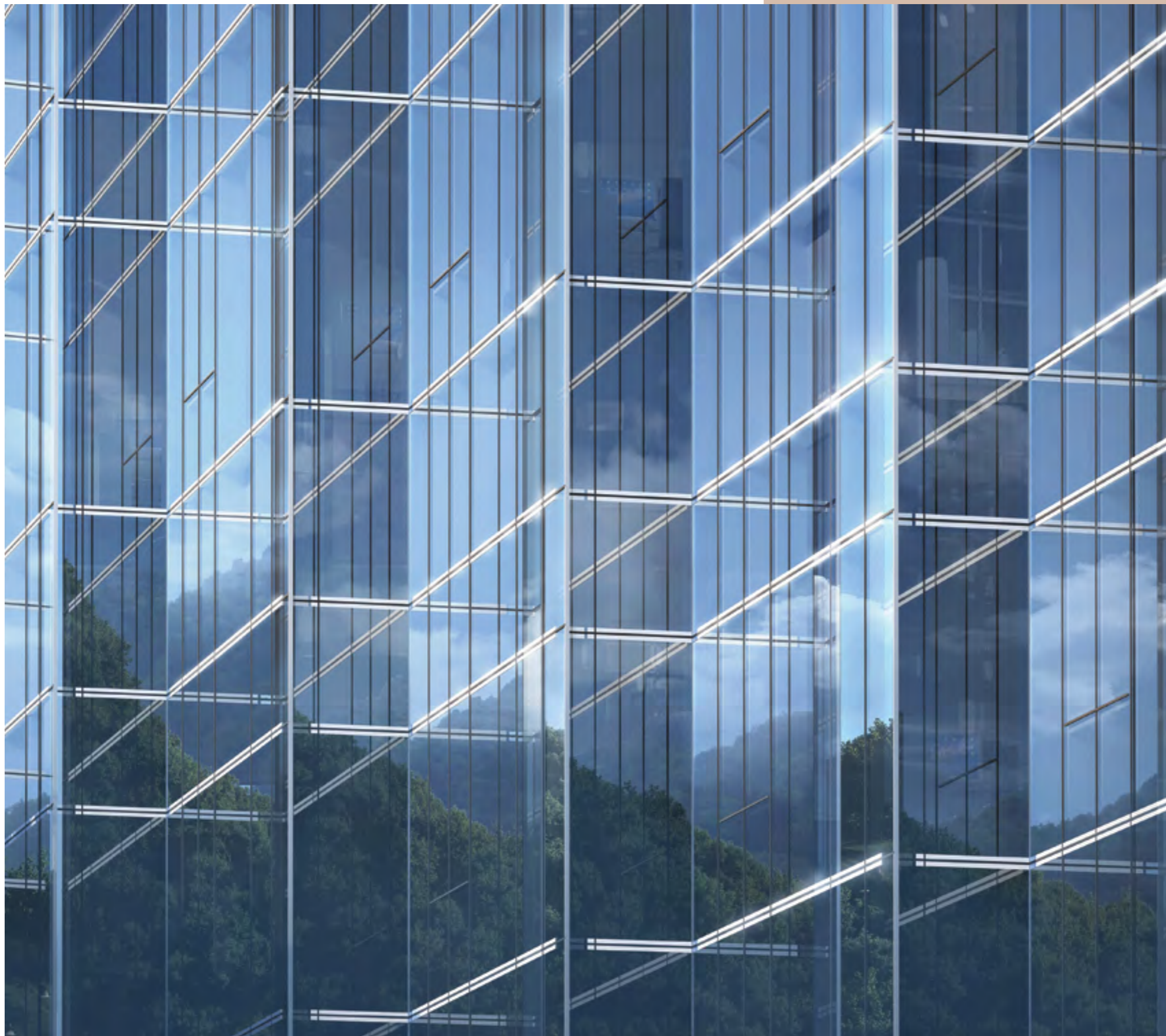
在商業區核心地段的商廈，良好的商務環境至為重要——簡單的溝通，在商務人士看來，都會是與客戶或同事建立關係、拓展人脈的重要時刻。然而在香港，如此舒適的商務環境卻相對罕見。

Landmark South在8樓開闢了9,200平方呎空中花園，當造植物與花園景觀中設有寬敞的室外座位。置身空氣流通的開闊園景當中，為租戶提供一個共享空間，商業合作或創意交流在此擦出火花，促成更多志趣相投的創意夥伴或商業合作。

為了促進創意與藝術交流，Landmark South將提供一系列身心健康項目，例如：瑜伽課堂與冥想練習、都市農耕工作坊、咖啡品嚐與花草茶鑑賞，等等。



WONG CHUK HANG



LANDMARK SOUTH

Design

Exceptional Design

設計亮點

While much of WCH is situated squarely in a concrete jungle, Landmark South is unique in its proximity to the Aberdeen Country Park. In fact, Landmark South's architectural design is intended to fully capitalise on the surrounding greenery, with every aspect of the building optimised to invite nature to come inside. Upon arrival at the lobby, double-storey panoramic windows bring in the soothing, scenic woodland beauty and warm, inviting sunlight. It will take your breath away and win your client over, every time.

The contemporary elegant lobby celebrates nature with vibrant green motifs. The elevator to 2/F mimics the dramatic skirting slopes of the Aberdeen Country Hills. As you ride up, you are traversing the natural ridge lines. The experience is designed to evoke a moment of peace, allowing you to gather your thoughts or stretch your imagination, before you enter into the bustling office.

相比埋沒在石屎森林中的其他黃竹坑地段，Landmark South的獨到之處，就在於臨近綠意盎然的香港仔郊野園。Landmark South的匠心設計，旨在充分利用周圍的山野景觀，將自然生態融入建築之中。通透的全景式窗戶，將山林景緻與溫和的自然光源帶入室內，營造出獨一無二的巧妙結合。讓您暗自讚嘆的同時，也獲得不少客戶青睞。

入口大堂佈滿獨具匠心的綠葉圖案，沿途感受清新綠化的氣息。通往二樓的扶手電梯融入天然景緻，如同置身香港仔郊野山林，隨著電梯隨隨向上行。在回到忙碌的辦公室之前，片刻安寧與靜謐，將為您帶來更多靈感與繆思。





Efficient Parking 泊車便捷

Landmark South will offer ample parking to accommodate 125 cars and motorcycles in total. All private car parking spaces will be equipped with EV charging stations. The ground floor entrance/exit is located on Yip Kan Street as the drop-off point, which is easily accessible via Wong Chuk Hang Road. Two passenger lifts will connect the car park in B3 to 2/F office lift lobby.

Landmark South 將提供充足的泊車位，共可容納125輛汽車及電單車。所有私家車泊車位都配備電動車充電站。地面出入口與上落點位於業勤街，可經黃竹坑道方便直達。停車場內共設有兩部客用升降機，連接B3至2樓與辦公室電梯大堂。



An Innovative Building Configuration 創新商廈設計

Office (Storeys)
辦公室(樓層)

16

Office Leasing Area (sq. ft.)
辦公室樓層面積(平方呎)

1,497-14,005

Loading 3kpa, Raised Floor 150mm
樓層荷載3千帕斯卡·架高地台系統150毫米

Floor-to-Floor Height (m)
兩地台之間的距離(米)

4.55-4.8

Clear Headroom with
suspended ceiling (m)
淨高度(米)

2.8-3.2

Retail / Art Gallery (Storeys)
零售及藝術展覽廳(樓層)

3

Retail Leasing Area (sq. ft.)
零售樓層面積(平方呎)

11,823-13,529

Loading 5kpa - 10kpa
樓層荷載5千帕斯卡-1萬帕斯卡

Floor-to-Floor Height (m)
兩地台之間的距離(米)

4.65-5.0

Clear Headroom (m)
淨高度(米)

3.3-3.4

Target Completion - Q2 2022
預計落成期 - 2022年第二季度

Cross-Section Plan 橫截平面圖

The cross-section plan below shows a tower designed with care for the benefit of business tenants and all those who work there. With its abundant facilities, this is a building whose efficiency and convenience, as well as the wellness of its occupants were paramount in its design and considered, innovative infrastructure.

橫截面圖展示項目為用戶帶來的多項優點。除了充足的設施，大樓實用率高而非常方便，務求從設計、創新和基礎設施上，滿足用戶的工作和全面發展需要。

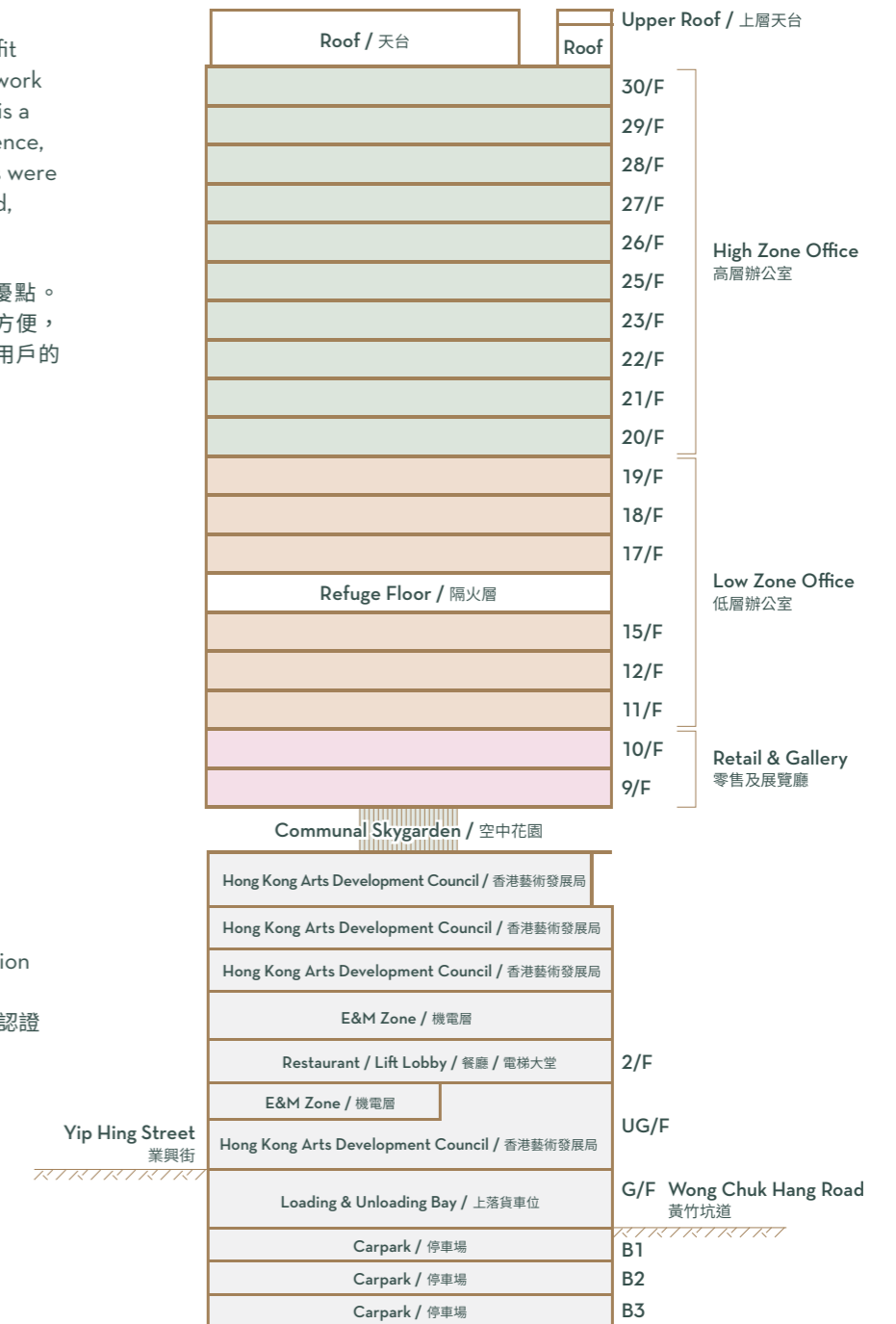
Sustainable Certification:
可持續發展及適意認證



BEAM Plus (Target Gold Rating)
目標獲取BEAM Plus (金級認證)



WELL Core v2 Pilot D&O Precertification
(Target Platinum Rating)
WELL健康建築標準核心體v2試行版中期認證
(目標鉑金級)

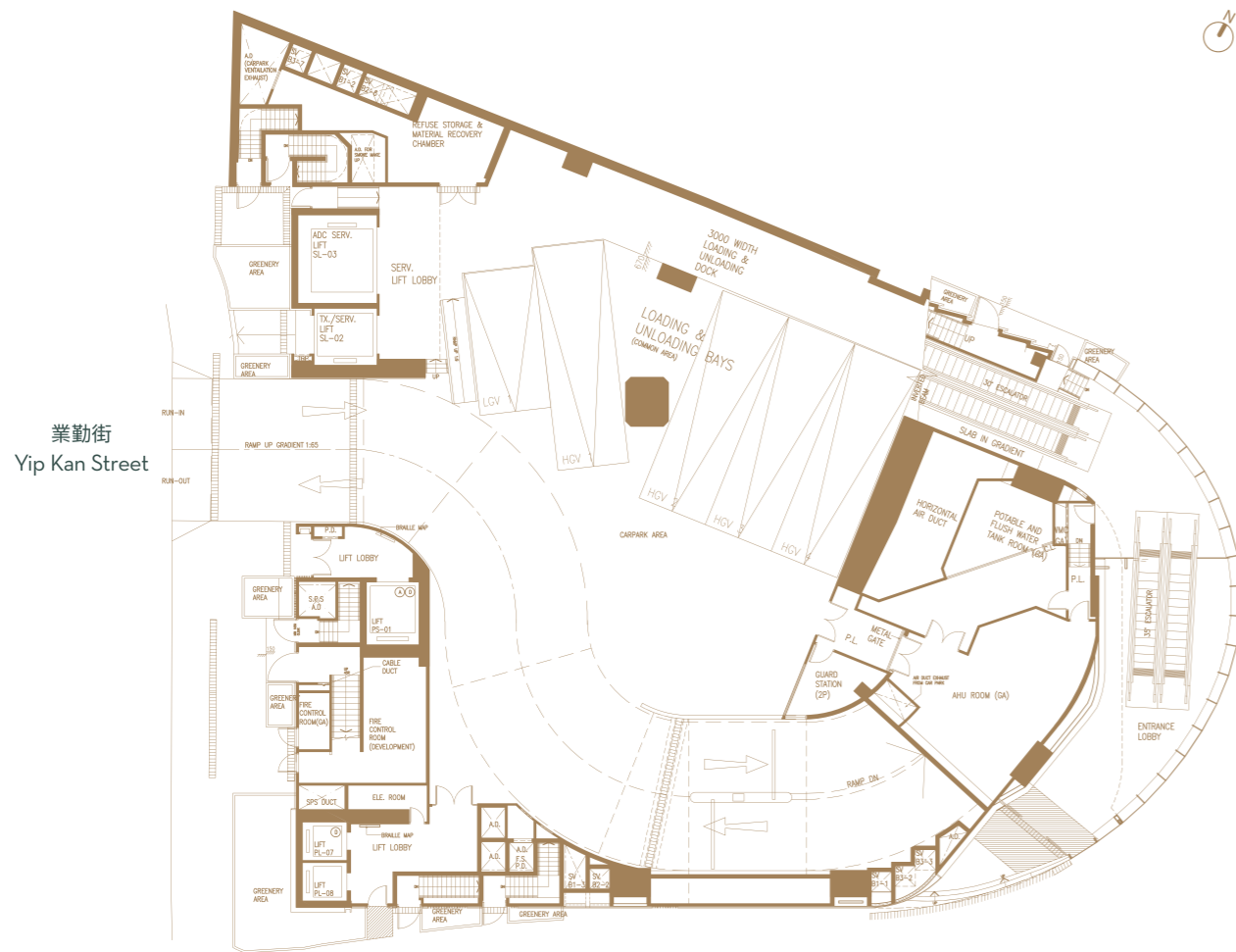




Leasing Area Table 可租用面積總覽

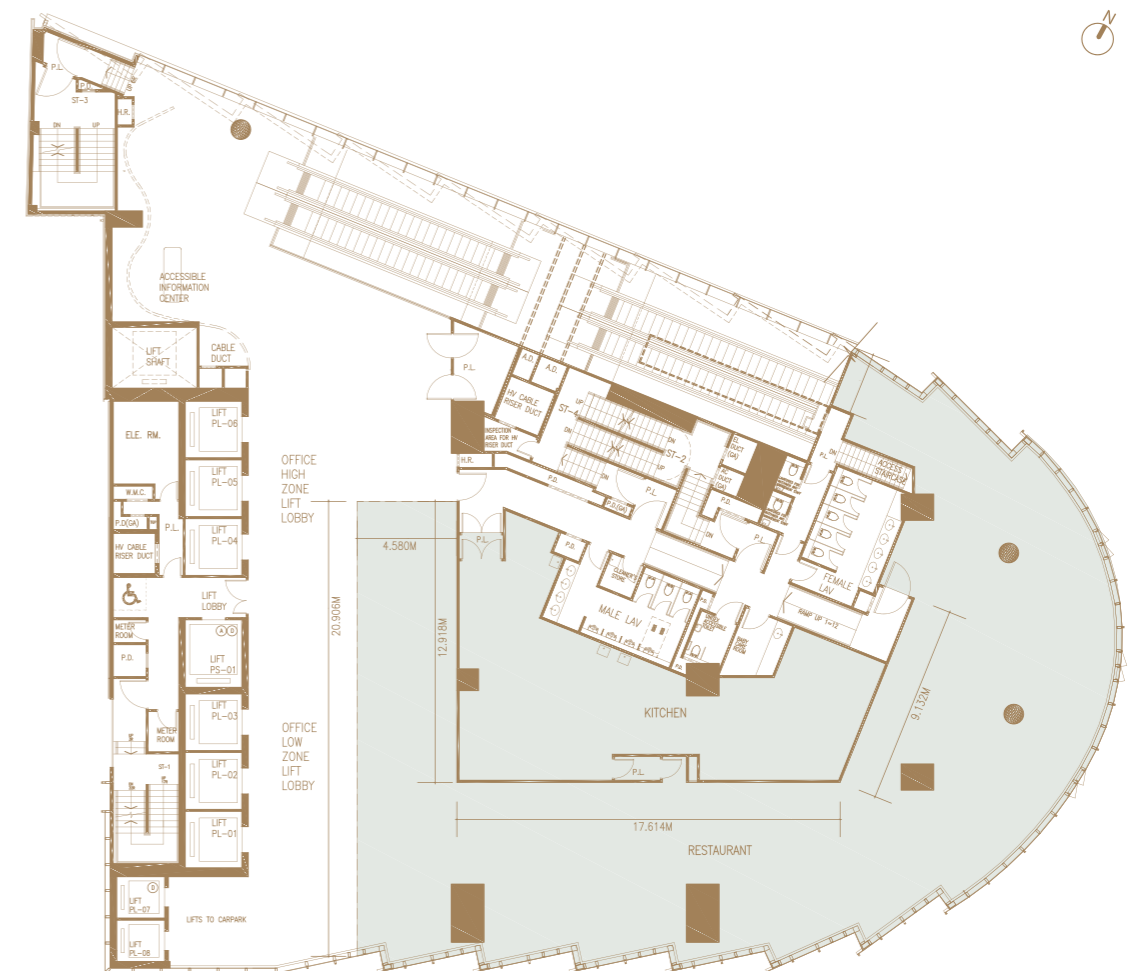
| Floor 樓層 | Area (sq. ft.) 面積 (平方尺) | | | | | | | | Total Area (sq. ft.) 總面積 (平方尺) |
|-----------------------|----------------------------|-------|-------|-------|-------|-------|-------|--------|-----------------------------------|
| | 1 | 2 | 3 | 5 | 6 | 7 | 8 | | |
| Office 辦公室 | | | | | | | | | |
| 27 - 30/F | Whole Floor | | | | | | | | 14,005 |
| 23 - 26/F | 1,996 | 2,642 | 1,752 | 1,878 | 1,770 | 1,645 | 2,322 | 14,005 | |
| 20 - 22/F | 2,006 | 2,642 | 1,752 | 1,878 | 1,770 | 1,645 | 1,668 | 13,361 | |
| 19/F | 2,154 | 2,642 | 1,748 | 1,887 | 1,770 | 1,645 | 1,497 | 13,343 | |
| 18/F | 2,306 | 2,642 | 1,748 | 1,887 | 1,770 | 1,645 | 1,497 | 13,495 | |
| 17/F | 2,154 | 2,642 | 1,748 | 1,887 | 1,770 | 1,645 | 1,497 | 13,343 | |
| 15/F | 2,154 | 2,642 | 1,748 | 1,887 | 1,764 | 1,565 | 1,497 | 13,257 | |
| 12/F | 2,306 | 2,642 | 1,748 | 1,887 | 1,764 | 1,565 | 1,497 | 13,409 | |
| 11/F | 2,154 | 2,642 | 1,748 | 1,887 | 1,764 | 1,565 | 1,497 | 13,257 | |
| Retail 零售 | | | | | | | | | |
| 10/F | Whole Floor | | | | | | | | 13,529 |
| 9/F | Whole Floor | | | | | | | | 13,383 |
| F&B 餐飲 | | | | | | | | | |
| 2/F | Whole Floor | | | | | | | | 11,823 |
| Total (Office) 辦公室總面積 | | | | | | | | | 218,222 |
| Total (Retail) 零售總面積 | | | | | | | | | 26,912 |
| Total (F&B) 餐飲總面積 | | | | | | | | | 11,823 |

Ground Floor - Car Park G/F - 停車場及上落客貨區



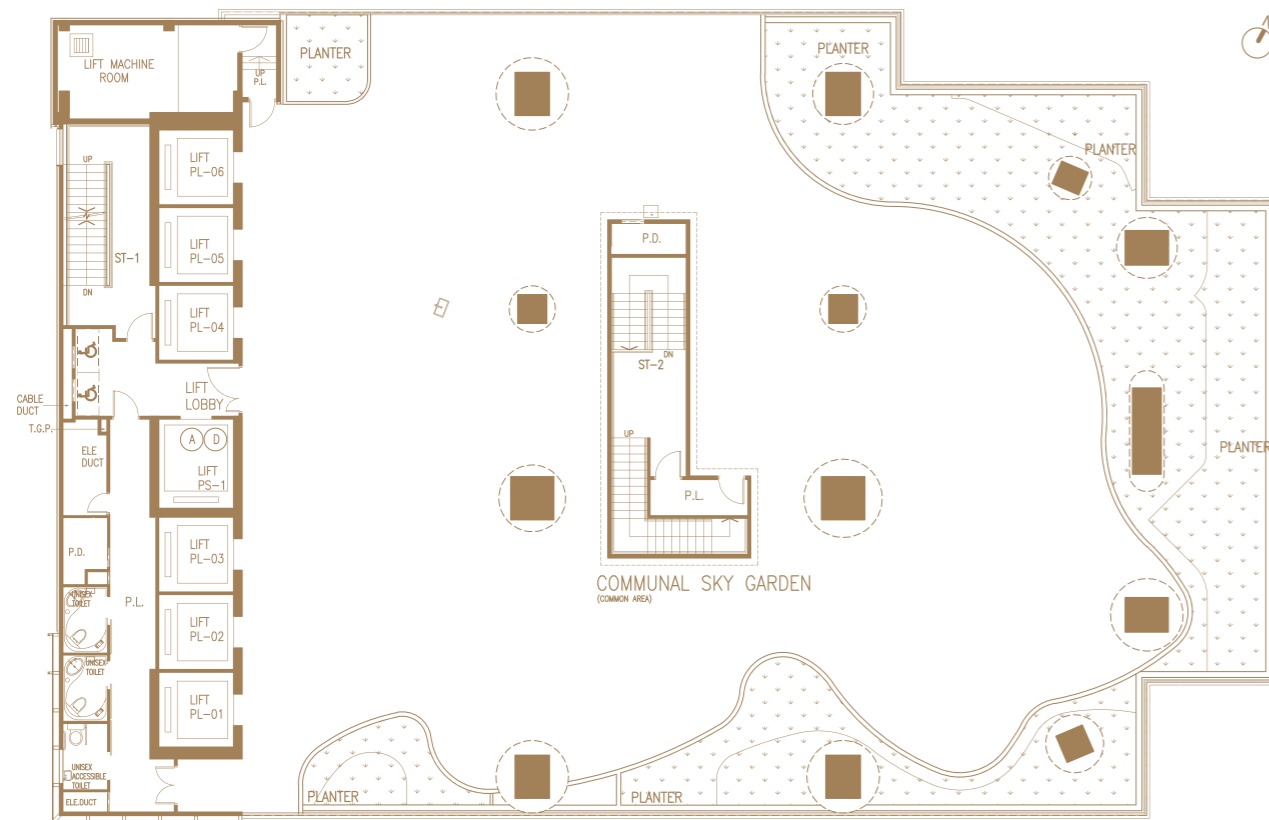
For reference and identification purpose only
僅供參考及識別之用

2/F - Restaurants & Lift Lobby 2/F - 餐廳及辦公室電梯大堂



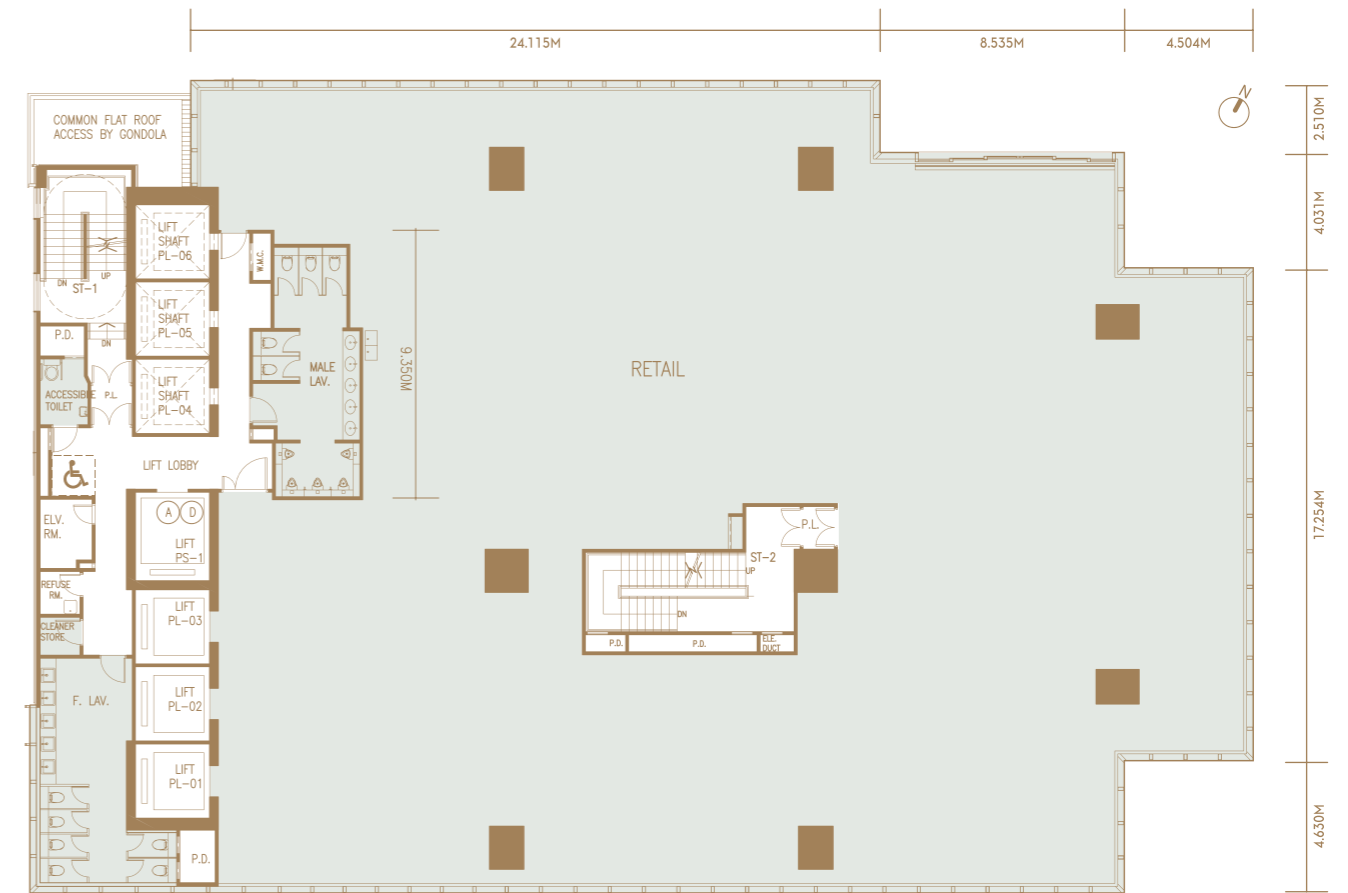
For reference and identification purpose only
僅供參考及識別之用

8/F - Skygarden 8/F - 空中花園



For reference and identification purpose only
僅供參考及識別之用

9/F - Retail / Art Gallery 9/F - 零售 / 藝術展覽廳

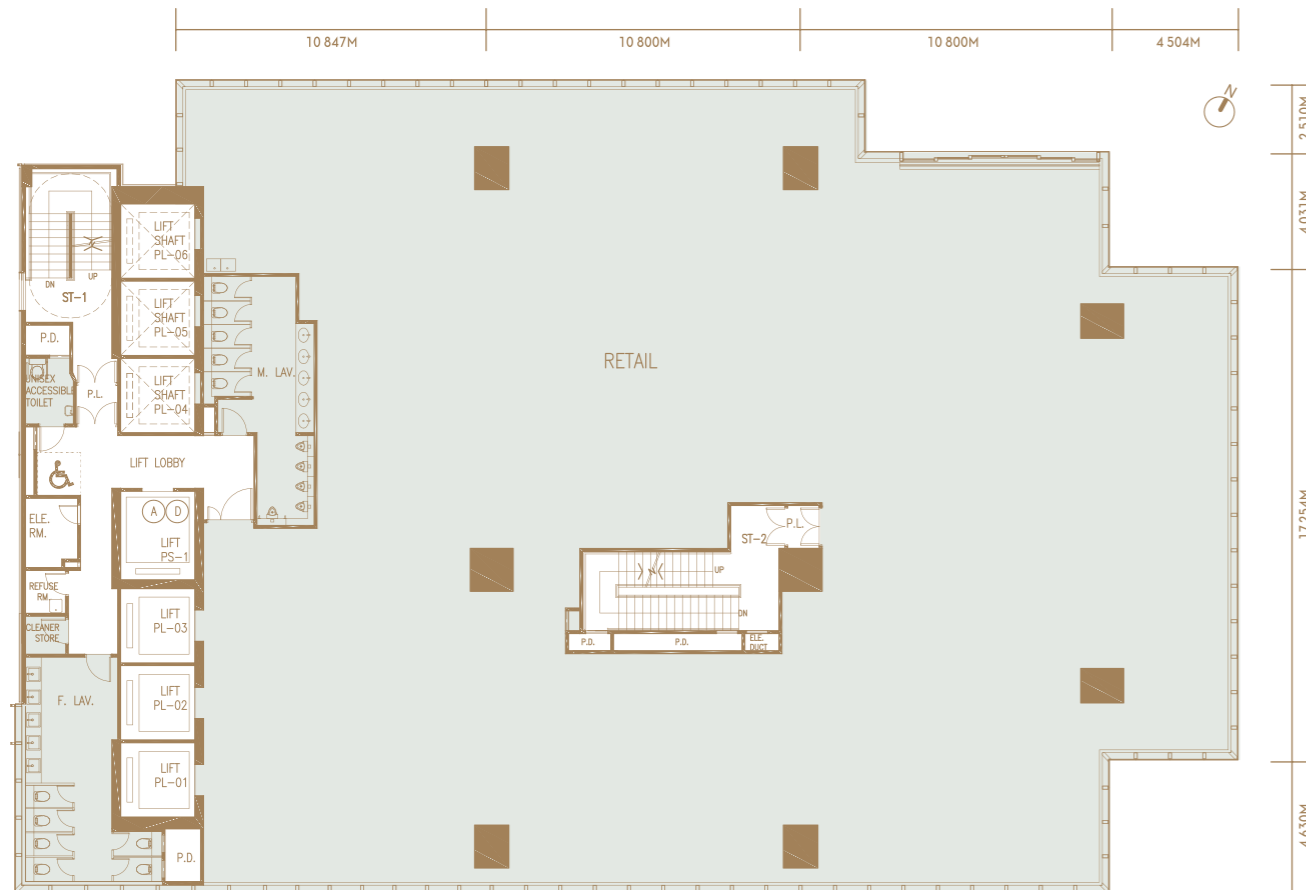


- Sliding window opening 3.5m (W) x 3.1m (H) at curtain wall system
- Gondola with 600kg capacity to facilitate art work delivery to 9/F & 10/F
- Security management: An automated building management system monitors and supervises life & safety services.
- 玻璃幕牆裝置趟窗組合 (開口約闊3.5米 x 高3.1米)
- 載重600千克的吊臂機可將藝術品直接送達9樓及10樓
- 24小時保安系統: 先進自動化的大廈管理系統

For reference and identification purpose only
僅供參考及識別之用

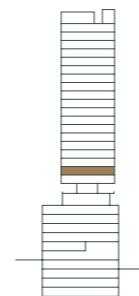
10/F - Retail / Art Gallery

10/F - 零售 / 藝術展覽廳



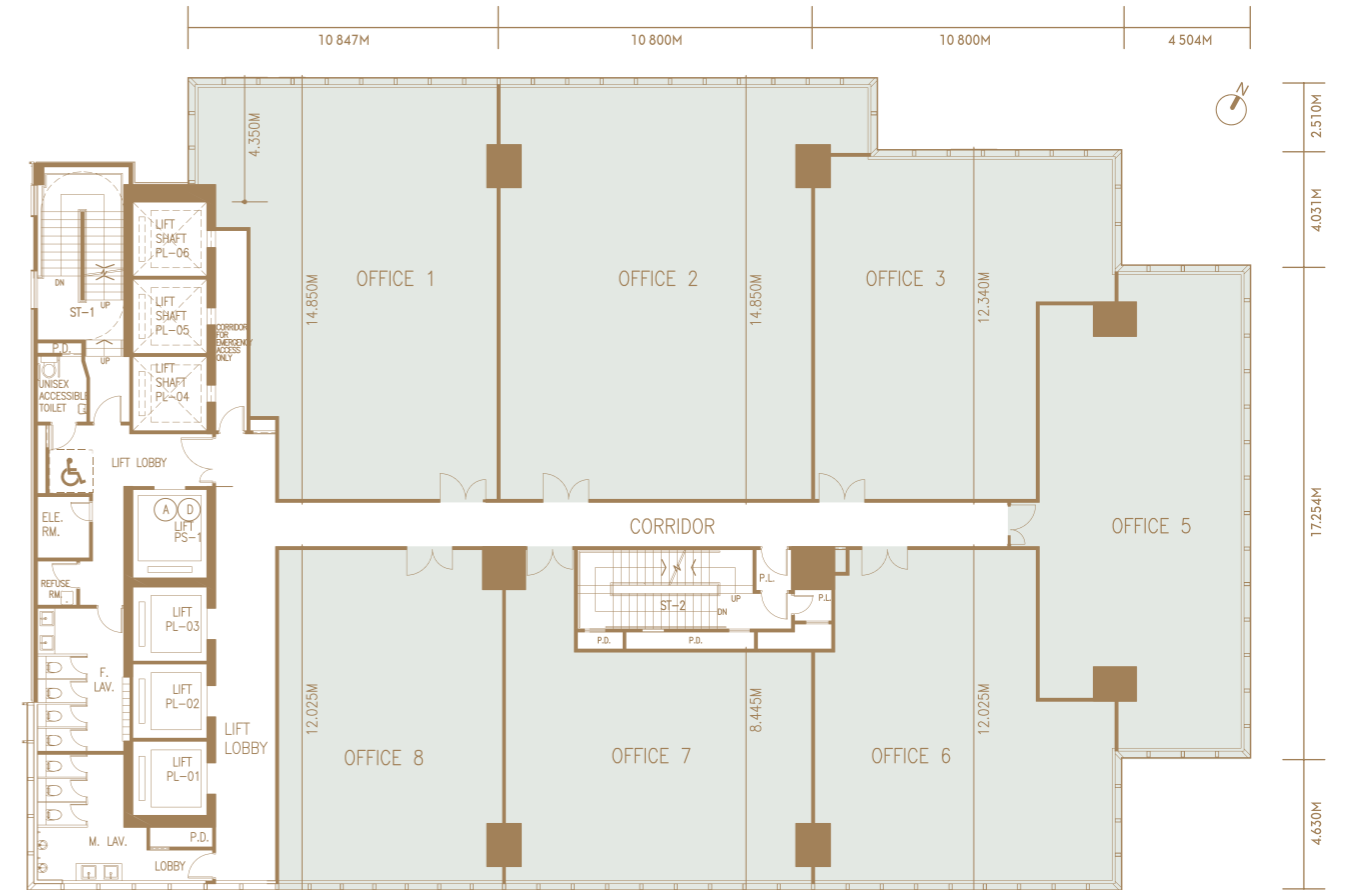
- 9/F & 10/F Floor loading capacity: 10kPa
- Lift capacity 2000kg (26 persons)
- Lift door opening: 1.5m (W) 2.5m (H)
- 9樓及10樓荷載量: 1萬帕斯卡
- 升降機負重2000千克(26人)
- 升降機門: 1.5米(寬) 2.5米(高)

For reference and identification purpose only
 僅供參考及識別之用

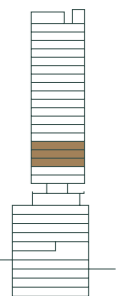


11, 12, 15/F - Low Zone Office

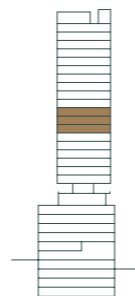
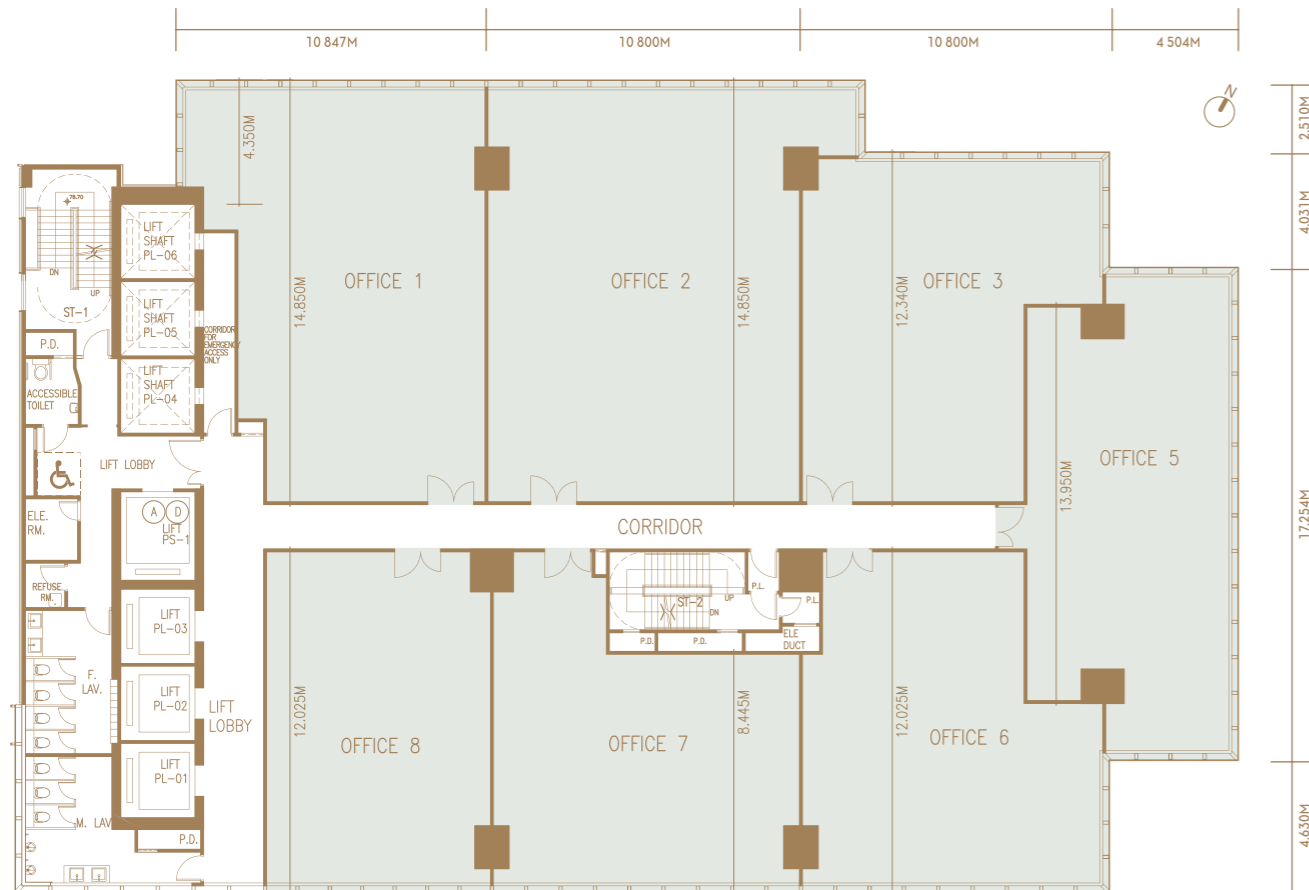
11, 12, 15/F - 低層辦公室



For reference and identification purpose only
 僅供參考及識別之用

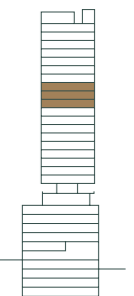


17, 18, 19/F - Low Zone Office
17, 18, 19/F - 低層辦公室



For reference and identification purpose only
僅供參考及識別之用

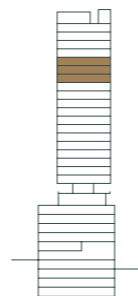
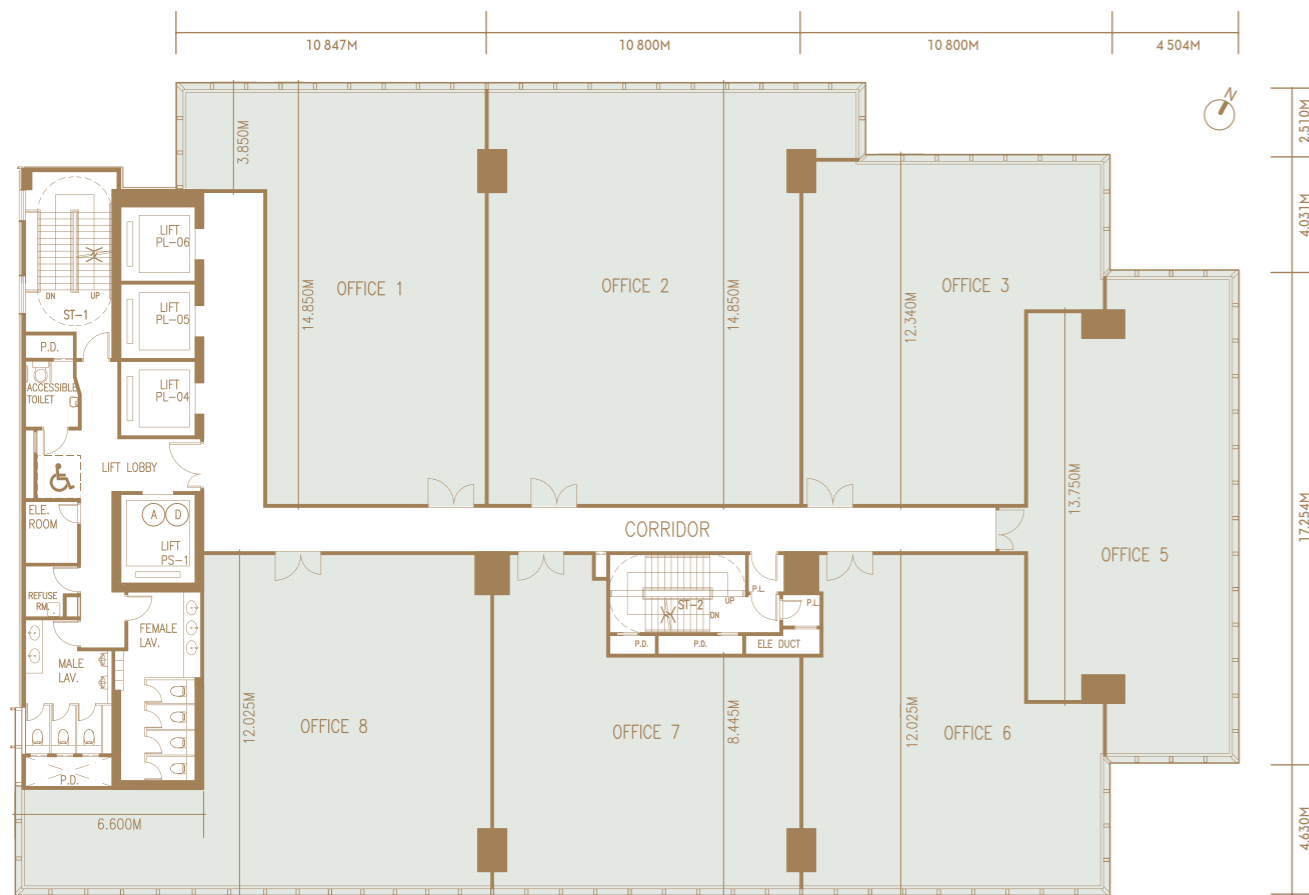
20, 21, 22/F - High Zone Office
20, 21, 22/F - 高層辦公室



For reference and identification purpose only
僅供參考及識別之用

23, 25, 26/F - High Zone Office

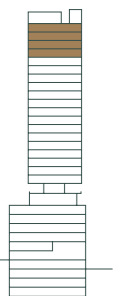
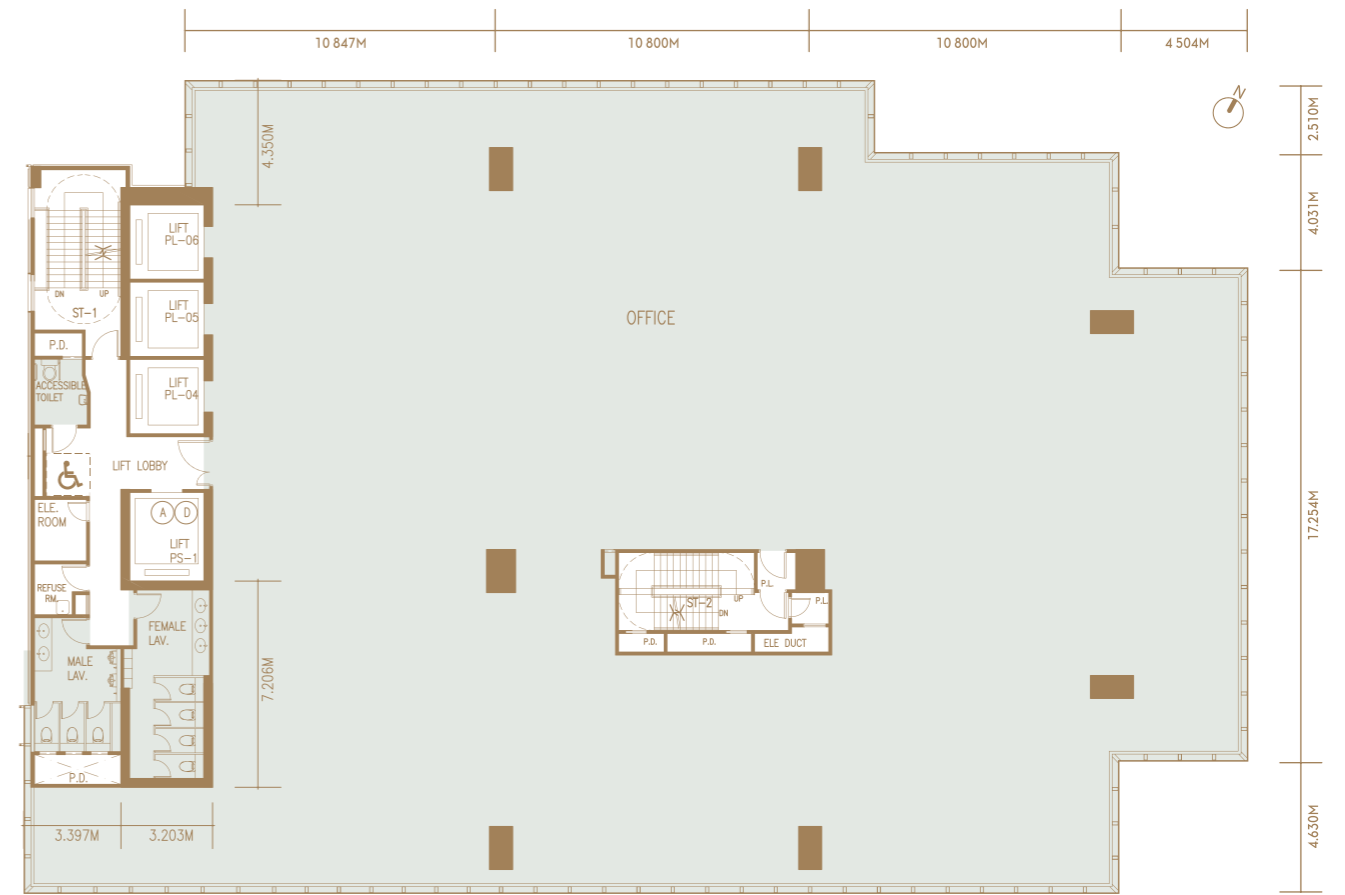
23, 25, 26/F - 高層辦公室



For reference and identification purpose only
 僅供參考及識別之用

27-30/F - High Zone Office

27-30/F - 高層辦公室

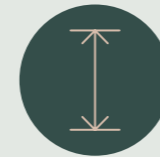


For reference and identification purpose only
 僅供參考及識別之用



Key Building Specifications 主要建築規格

Floor Height 樓層高度



Office Area (29/F & 30/F)

- Floor-to-floor height: Approx. 4.80m (15 ft 8 in)

辦公室樓層 (29樓至30樓)

- 兩地台之間的距離：約4.8米 (15尺8吋)

Office Area (11/F to 15/F, 17/F to 28/F)

- Floor-to-floor height: Approx. 4.55m (14 ft 11 in)

辦公室樓層 (11樓至15樓, 17樓至28樓)

- 兩地台之間的距離：約4.55米 (14尺11吋)

Retail Area (9/F & 10/F)

- Floor-to-floor height: Approx. 4.65m (15 ft 3 in)

零售商店 (9樓及10樓)

- 兩地台之間的距離：約4.65米 (15尺3吋)

Restaurant Area (2/F)

- Floor-to-floor height: Approx. 5.00m (16 ft 4 in)

餐廳 (2樓)

- 兩地台之間的距離：約5米 (16尺4吋)

Curtain Wall 玻璃幕牆



Tower

- Low-E double glazed curtain wall system at north, east and south elevations
- Aluminium cladding and aluminium grille at west elevation
- Aluminium louvres for intake & exhaust at north, east and south elevations from 9/F to 15/F
- Sliding window opening approx. 3.5m (W) x 3.1m (H) at curtain wall system at retail area 9/F & 10/F

大廈

- 於北立面、東立面及南立面裝置低輻射鍍膜雙層玻璃幕牆組件
- 於西立面裝置鋁蓋板及鋁製百葉窗
- 於9樓至15樓北立面、東立面及南立面裝置通風鋁製百葉窗
- 於9樓及10樓零售單位範圍的玻璃幕牆裝置趟窗組合 (開口約闊3.5米 x 高3.1米)

Podium

- Low-E double glazed curtain wall, glass cladding, aluminium cladding, aluminium grille, stone cladding inlaid with tiles and paint and green wall

基座層

- 裝置低輻射鍍膜雙層玻璃幕牆組件、玻璃牆、玻璃蓋板、鋁製蓋板、鋁製百葉窗、外掛石材及以面磚及塗料作配襯，設有綠色植生牆

Lifts 升降機



6 Passenger Lifts

- 3 nos. 4.0m/s 1600kg (21 persons) from UG/F, 2/F, 5/F to 15/F, 17/F to 19/F
- 3 nos. 6.0m/s 1600kg (21 persons) from 2/F, 8/F, 20/F to 30/F

6部客用升降機

- 3部升降機速度約4米/秒，負重1600千克 (21人) 前往地下上層、2樓、5樓至15樓、17樓至19樓
- 3部升降機速度約6米/秒，負重1600千克 (21人) 前往2樓、8樓、20樓至30樓

2 Passenger Lifts

- (for Carpark to Office Lift Lobby at 2/F)
- 2 nos. 2.5m/s 800kg (10 persons) from B3/F to UG/F and 2/F

2部客用升降機 (停車場至2樓辦公樓升降機大堂)

- 2部升降機速度約2.5米/秒，負重800千克 (10人) 前往地庫三層至地下上層、2樓

1 Fireman's Lift

- 1 no. 3.0m/s 2000kg from B3/F to 30/F

1部消防升降機

- 1部升降機速度約3米/秒，負重2000千克 前往地庫3層至30樓

1 Service Lift

- 1 no. 1.75m/s 4600kg from G/F to 7/F

1部貨物升降機

- 1部升降機速度約1.75米/秒，負重4600千克 前往地下至7樓

1 Service Lift for Government Accommodation

- 1 no. 1.0m/s 5100kg from G/F to UG/F

1部貨物升降機 (供政府物業使用)

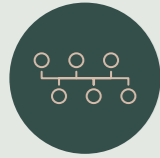
- 1部貨物升降機速度約1米/秒，負重5100千克 前往地下至地下上層

Air-conditioning & Mechanical Ventilation 空調系統及機械通風



- Central air-conditioning system with fan coil units
- Fully-fitted Fan Coil (FCU) system. Heater and heating control at perimeter zone is provided
- The building is provided with three 350TR water-cooled chillers and one 350TR air-cooled chiller
- Dedicated 24-hour chilled water supply with emergency generator back-up
- 帶風機盤管的中央空調系統
- 全套風機盤管 (FCU) 系統。周邊區域提供加熱器和加熱控制
- 配備3部350TR水冷式冷水機和1部350TR風冷式冷水機
- 24小時冷凍水供應，帶有備用應急發電機

Building Management System 大廈管理系統



Automated Building Management System

- An automated building management system monitors and supervises life and safety services. The system also controls lighting in public areas and adjusts air-conditioning temperatures

Security and Access Control

- CCTV surveillance system at building entrance, building perimeter, lift lobbies, lifts and office floor corridor
- Smart Card Access System incorporated with lift control system during non-business hours
- Computerised security patrol monitoring system in all circulation areas and staircases
- CCTV covering major access exit points, lift cars, car park and other common areas
- Automatic system for controlling access to car park
- Door contact at all fire exits and all exits to outdoor areas and roof

Public Address System

- Speakers are installed to the lavatories and lifts lobbies for broadcasting emergency message and background music

大廈自動化管理系統

- 自動化的大廈管理系統可以監視和監督生命和安全服務。該系統還控制公共區域的照明並調節空調溫度

保安設備及人流控制

- 於大樓入口、大樓周邊、電梯大堂、升降機及辦公室樓層通道裝設閉路電視監控系統
- 智能卡系統配合升降機控制系統供用戶於非辦公時間出入
- 在所有流通區域和樓梯上都安裝了電腦化安全巡邏監控系統
- 閉路電視監控覆蓋主要的出入口，電梯，停車場和其他公共地方
- 自動化系統用於控制進出停車場
- 所有消防通道及通往室外和天台的所有出口均裝置有門磁

公共廣播系統

- 在洗手間和升降機大堂安裝了揚聲器，用於廣播緊急消息和背景音樂

Telecommunications Provision 通訊設備



- Wide choices of telephone service and broadband internet providers
- Telephone lead-in cable system
- TV/FM aerial and local digital TV with splitter provided at the Electrical Meter Room
- Free Wi-Fi coverage in G/F, 2/F main lobby and typical office floor lobbies
- Full 5G mobile phone signal coverage within the building including lift cars
- 多間通訊及寬頻公司供用戶選擇
- 通訊電纜系統
- 於電錶房裝設可接收本地數碼電視、公用電視及收音機頻道之接收器
- 於地下、2樓大堂及辦公室樓層大堂提供免費Wi-Fi覆蓋
- 5G手機流動寬頻覆蓋範圍於全幢建築物

Fire Protection System 防火系統



- Upper and lower layer sprinkler system for Office Area
- Upper layer sprinkler system for Retail / Restaurant Area
- Hose reel, fire hydrant system and fire extinguishers
- Automatic fire alarm system (AFA)
- 辦公室單位範圍提供上層及下層消防灑水系統
- 零售/餐廳單位範圍提供上層消防灑水系統
- 消防喉轆、消防栓及滅火器
- 自動火災報警系統

Office Lighting 辦公室照明



- Fully recessed 1200mm x 600mm / 600mm x 600mm luminaries with energy-efficient T5 LED to maintain the desktop illumination of approx. 350lux
- Daylight sensors at office area
- 具有節能T5 LED的全嵌入式1200mm x 600mm / 600mm x 600mm燈具，可保持桌面照明約350勒克斯
- 於辦公室範圍提供日光感應器

Health and Wellness 健康與安全保障



- Achieved WELL D&O pre-certification with target Platinum rating
- Provision of UV sterilizer for all Pre-treated Air Handling Units at development indoor common area
- Provision of air purifier at indoor common area
- MERV 14 filter in Primary Air Unit and Air Handling Unit
- CO2 sensors in air handling units and daylight sensor at office floor
- Touch-less automatic door system from entrance lobby, typical office lift lobby to toilet areas
- Installation of UV sterilizer for escalators and ionizer inside lift cars
- Antibacterial sanitary fittings installed in all toilets with disinfection function
- 符合最高綠色建築認可標準，獲得國際領先的WELL健康建築標準中期認證（最終目標達白金級），推行健康生活格調
- 於室內公共地方之預冷空調調節機房配備紫外線殺菌裝置
- 於室內公共地方提供空氣監測系統和空氣淨化系統
- 鮮風櫃房及空氣調節機房採用MERV 14濾網
- 於空氣調節機房配備二氧化碳感應器及辦公室樓層配備日光感應器
- 於各入口大堂，辦公樓升降機大堂及洗手間大門設置免觸式感應自動開關系統
- 於自動扶手梯配備紫外線殺菌裝置及升降機內部配備離子淨化器
- 洗手間設施採用抗菌技術以具備消毒效能

Electrical Installation 電力安排



Normal Power

- Office area is divided into three zones with each zone served by two busducts
- 100% private car and motor cycle car parking space with provision of EV chargers
- Power capacity:
2/F: 800TPN per floor
9-10/F: 500TPN per floor
11-30/F: 315TPN per floor

Trunking

- Ceiling trunkings at corridor to meter room on each office floor

Emergency Power

- 1250kVA emergency generator for tenants' essential equipment, essential sump pump and security system
- One 1500kVA emergency generator for the building fire services installations

正常電源

- 辦公室範圍分為三個區域，每個區域由兩個總線通道提供服務
- 全部私家車及電單車停車位提供予電動汽車充電器的接線
- 電源功率容量:
2樓：800TPN
9-10樓：500TPN
11-30樓：315TPN

線槽

- 辦公室樓層的走廊至錶房裝有天花板線槽

緊急電源

- 1250kVA應急發電機，用於租戶的必須設備，必須的污水泵和安全系統
- 1500kVA應急發電機用於建築物消防設施

Technical & Mechanical Provisions 機電設施



Water Plumbing & Drainage

- 22mm dia, cold water pipe (2, 9-10/F)
- 2 x 100mm dia. gravity drain pipe (2, 9-10/F)
- 2.76m³ grease trap (2/F)
- 2.42m³ grease trap (9-10/F)

Town Gas

- 80mm dia. (2, 9-10/F)

Fresh Air & Exhaust

- 2 x 3050L/s Primary Air Handling Units (2/F)
- 4200L/s Exhaust Air Fan (2/F)
- 1100mm x 600mm EAD (2/F)
- 1350L/s Primary Air Handling Units (9-10/F)
- 1600L/s Exhaust Air Fan (9-10/F)
- 800mm x 350mm EAD (9-10/F)

正常電源

- 22毫米直徑供水管 (2, 9-10/F)
- 2 x 100毫米直徑地台排水管 (2, 9-10/F)
- 2.76立方米隔油池 (2/F)
- 2.42立方米隔油池 (9-10/F)

煤氣

- 80毫米直徑 (2, 9-10/F)

鮮風和排氣

- 2X3050升/秒，預冷鮮風櫃 (2/F)
- 4200升/秒，抽氣扇 (2/F)
- 1100毫米乘600毫米抽風喉 (2/F)
- 1350升/秒，預冷鮮風櫃 (9-10/F)
- 1600升/秒，抽氣扇 (9-10/F)
- 800毫米乘350毫米抽風喉 (9-10/F)



Established in 1971, Sino Group comprises three listed companies - Sino Land Company Limited (HKSE: 083), Tsim Sha Tsui Properties Limited (HKSE: 0247), Sino Hotels (Holdings) Limited (HKSE: 1221) - and private companies held by the Ng Family.

As one of Hong Kong's leading property developers with core businesses in property development and investment, Sino Group has grown with the communities it serves. The Group's business interests comprise a diversified portfolio of residential, office, industrial, retail and hospitality properties across Hong Kong, mainland China, Singapore and Australia, and has developed over 250 projects, spanning more than 130 million square feet. Core business assets are further complemented by property management services, hotel investment and management, including The Fullerton Hotels & Resorts and other affiliate brands.

With over 11,000 committed staff members, the Group strives to fulfill its vision of Creating Better Lifescapes with a focus on three interconnected pillars - Green Living, Community Spirit and Innovative Design - shaping the cities we call home where people live, work and play. Sustainability is central to what we do as we seek to create value for stakeholders and make business a driver of sustainability for a better future.

信和集團於1971年成立，由黃氏家族私人控股公司及3家上市公司組成：分別為信和置業有限公司（港交所：0083）、尖沙咀置業集團有限公司（港交所：0247）及信和酒店（集團）有限公司（港交所：1221）。作為香港主要地產發展商之一，信和集團的核心業務包括物業發展及物業投資，多年來與社區共同成長。集團擁有多元化物業組合，包括住宅、寫字樓、工業、商場及酒店項目，足跡遍及香港、中國內地、新加坡及澳洲，興建250個發展項目，總面積超過1.3億平方呎。集團同時從事與物業管理、酒店投資及管理相關業務，包括富麗敦酒店及度假村與其他聯屬品牌。集團擁有超過11,000名員工，以「建構更美好生活」為願景，透過綠色生活、「創新構思」和「心繫社區」三項關鍵元素，建構宜居、宜作、宜樂的社區。可持續發展更是信和集團業務營運不可或缺的一環，我們致力為持份者創造價值，並透過業務範疇推動可持續發展，建構更美好未來。



Empire Group was founded by Dr. Kwok Ping Sheung Walter in 2010. Dr. Kwok was one of Hong Kong's most influential and insightful business leaders and thinkers, and is credited with delivering many of the city's most iconic residential and commercial developments. In the last decade, Empire Group has been an active player in Hong Kong's real estate market, with a focus on prominently located residential, hospitality and commercial projects. The Group has extensive joint venture experience with the industry's biggest players, having completed residential projects such as the "Zumurud" on Aryle Street (JV with Cheung Kong Property Development Limited) and the "ALTO Residences" in Tseung Kwan O (JV with Lai Sun Development Limited). Projects currently under sale include "Seacoast Royale", "Starfront Royale" & "Skypoint Royale" in Tuen Mun (JV with Hong Kong Ferry (Holdings) Limited). To date, Empire Group's total GFA under development is some 5.33 million square feet.

In addition to property development, Empire Group also actively invests in a wide range of regions, industries and classes, including public market securities, private equity and venture capital. The Group is also dedicated to being a responsible and positive player in society. Via the Walter & Wendy Kwok Family Foundation, Empire Group is a long-time supporter of a number of charitable initiatives that offer services and resources to the underprivileged in Hong Kong, including Foodlink Foundation and Suicide Prevention Services. In addition, the Kwok Scholars Association supports students with a heart for public service, and provides financial assistance in the form of scholarships.

帝國集團是由已故郭炳湘博士於2010年創立。郭博士曾是香港最具影響力和洞察力的商界領袖和思想家之一，多年來推出多個香港具標誌性的住宅和商業開發項目，備受讚譽。在過去十年，帝國集團致力推動香港房地產市場長遠穩健發展，策劃興建地標的住宅、酒店和商業項目。集團積極與業內具領導地位的地產發展商合作，合資的住宅項目包括位於亞皆老街的「君柏」（與長江實業地產發展有限公司合資）、於將軍澳的「藍塘傲」（與麗新發展有限公司合資），以及推售中的項目如屯門的「帝御·金灣」、「帝御·星濤」和「帝御·嵐天」（與香港小輪（集團）有限公司合資）等。迄今為止，帝國集團發展中的總建築面積約為533萬平方呎。帝國集團的多元化業務亦涵蓋不同地區、行業和類別的投資，當中包括上市證券、私募基金和創投基金。集團亦致力肩負社會企業責任，積極貢獻社會。透過郭炳湘家族基金，集團多年來積極參與及支持多項慈善計劃，為香港的弱勢社群提供服務和資源，包括膳心連基金和生命熱線。此外，郭氏學者協會致力培養人材，藉着獎學金向學生提供資助。



Leasing Hotline 租務熱線:

8336 3888

Leasing Enquiry 租務查詢:

enquiry@landmarksouth.com.hk

Official Website 網址:

www.landmarksouth.com.hk

Address 地址:

39 Yip Kan Street,
Wong Chuk Hang,
Hong Kong
香港黃竹坑業勤街39號

All information and photos are for reference only. We take no responsibility for the contents of this brochure/leaflet/promotional material, make no representation as to its accuracy or completeness and, to the extent permitted by law, expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents thereof.

所有資料及圖片僅供參考。本公司對本冊子/單張/宣傳資料之內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示，在法律允許的範圍內，概不對因本冊子/單張/宣傳資料全部或任何部分內容而產生或因依賴該等內容而引致之任何損失承擔任何責任。



39 Yip Kan Street, Wong Chuk Hang, Hong Kong
香港黃竹坑業勤街39號