

# Property Particulars

## 物業資料

Name of Development 物業名稱 Address 地址	Crocodile Center 鱷魚恤中心 79 Hoi Yuen Road, Kwun Tong 觀塘開源道79號
<b>Reference 參考資料</b>	
Lot No. 地段	Kowloon Inland Lot No. 692 九龍內地段第692號
<b>Design of Development 樓宇設計</b>	
No. of Storeys 物業層數	25
Retail Floor 零售樓層	2 (G/F and 1/F; 地下及一樓)
Restaurant Floor 飲食樓層	7 (2/F - 9/F, no designation 4/F; 二樓至九樓, 不設四樓)
Mechanical Floor 機電樓層	10/F 十樓
Office Floor 寫字樓樓層	13 (11/F - 25/F, no designation 14/F and 24/F; 十一至二十五樓, 不設十四及二十四樓)
Car Park Floor 停車場樓層	Basement 1, 2 and part of Ground Floor 地庫一, 二樓及部份地下
Clear Ceiling Height 淨樓底高度	<ul style="list-style-type: none"><li>▪ Retail Floor 零售樓層 approx. 5.0 m or above 約5.0米或以上</li><li>▪ Restaurant Floor 飲食樓層 approx. 3.2 m or above 約3.2米或以上</li><li>▪ Office Floor 寫字樓樓層 approx. 3.0 m or above 約3.0米或以上</li></ul>
Curtain Wall Design 幕牆設計	Double Glazed Low-E Glass 雙層隔熱顏色玻璃
Loading 樓層負重	<ul style="list-style-type: none"><li>▪ Retail Floor 零售樓層 5 KPA</li><li>▪ Restaurant Floor 飲食樓層 5 KPA</li><li>▪ Office Floor 寫字樓樓層 4 - 5 KPA</li></ul>
No. of Car Park 車位數量	<ul style="list-style-type: none"><li>▪ Private Car Park 私家車位: 40</li><li>▪ Disabled Car Park 傷殘人士車位: 1</li><li>▪ Loading &amp; Unloading Space 起卸貨車位: 5 (Heavy Goods Vehicles 重型貨車位) 7 (Light Goods Vehicles 輕型貨車位)</li></ul>
Lavatories 洗手間 (Landlord's Provision) 交樓標準	<ul style="list-style-type: none"><li>▪ Floor 地面: Reconstituted granite tiles 高級瓷磚</li><li>▪ Wall 牆身: Reconstituted granite tiles and glass tiles 高級瓷磚及玻璃磚</li><li>▪ Ceiling 天花: Waterproof gypsum board and aluminium strip ceiling with light boxes 防水石膏板連鋁條假天花及燈飾</li><li>▪ Sanitary Fittings 衛生裝備: Water closet, urinal, basin mixer with infra-red sensor 座廁, 尿斗, 紅外線感應器洗手盆 Automatic handdryer and soap dispenser 自動乾手機及皂液器</li></ul>
Vertical Transportation 升降機	<ul style="list-style-type: none"><li>▪ 4 nos. of passenger lift and 1 no. of service lift serving retail and restaurant floors 4部載客電梯及1部服務電梯往來零售及飲食樓層</li><li>▪ 3 nos. of passenger lift and 1 no. of service lift serving office floors 3部載客電梯及1部服務電梯往來寫字樓樓層</li><li>▪ 1 no. of passenger lift serving all floors 1部載客電梯往來所有樓層</li><li>▪ 1 no. of observatory lift 1部觀光電梯</li></ul>
Loading Capacity 載容量	<ul style="list-style-type: none"><li>▪ Passenger lift 載客電梯: 1,350 kg 公斤 / max. 上限18 persons 人</li><li>▪ Service lift for restaurant 服務電梯往來飲食樓層: 2,000 kg 公斤 / max. 上限26 persons 人</li><li>▪ Service lift for office 服務電梯往來寫字樓樓層: 1,350 kg 公斤 / max. 上限18 persons 人</li></ul>
Escalator 扶手電梯 Footbridge 行人天橋	3 nos. of passenger escalators connecting G/F to 1/F 3部扶手電梯連接地下至一樓 24 Round-the-Clock opened footbridge connecting to apm 24小時開放行人天橋接駁apm商場
Electrical Load 電壓	<ul style="list-style-type: none"><li>▪ Restaurant Floor 飲食樓層 560 VA per sq. m 每平方米</li><li>▪ Retail Floor 零售樓層 330 VA per sq. m 每平方米</li><li>▪ Office Floor 寫字樓樓層 90 VA per sq. m 每平方米</li></ul>
Telecommunications 電訊	<ul style="list-style-type: none"><li>▪ Dual telecommunication optical fiber lead-ins 引入雙端光纖線</li><li>▪ Free choice of FTNS operators 自由選擇固網系統供應商</li></ul>
Management and Security 管理及保安	<ul style="list-style-type: none"><li>▪ Centralized control centre with integrated security systems 中央監管保安系統</li><li>▪ Access card control system for passenger lifts and toilets 電梯及洗手間智能咭管制系統</li><li>▪ Professional property management and security 專業物業及保安管理</li></ul>
Ventilation and Air Conditioning System 抽氣及冷氣系統	<ul style="list-style-type: none"><li>▪ 24 hours chilled water supply for fan coil units for retail and restaurant floors, subject to lease terms 24小時冷水供應予各零售及飲食樓層租客, 以租約條款為準</li><li>▪ Jet fan system with carbon monoxide sensor control for carpark 停車場設有一氧化碳感應器自動化控制循環抽氣系統</li></ul>

• All information shall be subject to contract. The plan(s)/information in this brochure are for reference only and subject to change without prior notice.  
• 所有資料以合約為準。本樓書內的圖則/資料僅供參考, 如有更改, 本公司恕不另行通知。