



**VECTOR TWO (formerly IHUB 4 Building)**  
**Building Specifications**  
**NORTHGATE CYBERZONE**  
September 15, 2008



- 1. Location** : Ihub 4, Northgate CyberZone, Filinvest Corporate City  
Alabang Zapote Road, Alabang, Muntinlupa City
- 2. Building Size/Stories** : **19,646.72** sq.m. Gross Floor Area ; 14 storeys
- 3. Parking per Building** : Podium Parking : 170 slots
- 4. Typical Floor Plate** : **Single Tenancy**  
Gross Leasable Area = (inclusive of Limited Common Areas)  
Ground Floor : 1,701.61 sq.m  
5<sup>th</sup> Floor : 1,581.36 sq.m.  
Typical Floor : 1,581.36 sq.m

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Usable Area = ( exclusive of General and Limited Common Area)

Ground Floor : 1,385.83 sq.m

5<sup>th</sup> Floor : 1,352.80 sq.m.

Typical Floor : 1,352.80 sq.m

Floor Efficiency using GLA

Ground Floor : 81 %

5<sup>th</sup> Floor : 86 %

Typical Floor : 86%

Note: Areas are approximates only and may have some discrepancy on actual site.

- 5. Turnover Condition :** Bare Shell, rough flooring, fire sprinkler and smoke detectors for installation., Fan Coil Units provided
- 6. Telecomm. Facilities :** Under ground fiber optic cabling facilities with dark fiber provisions for all telcos' expansion. Current Telcos' providing services are PLDT, Globe, Eastern Communications, Bayantel, Cablelink and Digitel
- 7. Electricity Specification:** 3 MVA transformer for each building  
Service Voltage 460V, 3P, 60Hz
- 8. Back-up Generators :**
- Emergency Power Supply : 100% power back-up  
No. of generator available : TWO  
Capacity and coverage : 1,400 KVA each  
Location of the generator : Podium Level 4  
Downtime between normal power to back-up power during power failure ; 10 second (estimate)
- Back-up time : Operation thru fuel (14,000 liters);  
approximately 36hourscontinuous running.
- UPS : It is recommended that tenant install its own UPS.
- 9. Floor Loading :** Live Load : 75 PSF
- 10. Air-Conditioning System :** Type of air-con system : Chilled Water Type 1,200 TR capacity (4 Chiller at 300 TR). A Fifth chiller (300TR) serves as standby. Additional 198 can be pick up from the building AHU that serves as make up pre-cooling unit.
- Air con capacity : 1 ton per 18 sq.m. of leas able area  
77.5 tons – ground floor  
77.5 tons – typical floor
- Ducting & additional FCUs: To be provided by tenants. FCUs to be of the same brand installed
- Air-con charges : P 195.00/Sq.m./ month 24 x 7 usage
- 12. Power Loading :** Maximum of 150 volt amperes per square meter (includes lighting and air-con load)
- 13. Ceiling Height :**
- Slab to slab : 4.50 m (Ground Floor)  
: 4.00 m (Typical Floors)  
Slab to lowest beam : 3.05 m (Typical Floors)

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- 14. Elevators** : Three (3) elevators  
Speed : 150 meters per minute  
Brand : Fuji  
Capacity: 1,500 kg = 25 persons (est.)
- 15. Loading Area** : Exterior
- 16. Fire Protection** : Automatic Sprinkler System  
Smoke Detectors  
Fire Alarm (manual pull and annunciator)  
Wet and Dry stand pipes  
Fire hose cabinets 2 floor
- Fire Extinguishers : Two per floor at common area;  
Tenant to provide in its space as per Fire Department requirement
- Exit doors : Two per floor @ 1,600 mm and 1,000mm = 2,600 mm total exit per floor
- Staircase : Two per floor @ 2,000 mm + 1,600mm/floor = 3,600mm flight width ;  
350 persons maximum allowable loading occupancy
- 18. Lightning Protection:** Protected by high mast air terminal
- 19. Security** : CCTV on common areas only  
It is recommended for tenants to provide their own Security Monitoring System
- 20. Water Supply** : Source : Deepwell  
Supply : FCC Water System
- 21. Garbage Disposal** : Garbage for pick-up; there is a trash storage room
- 23. Building Management: Automation** : Monitoring of all plumbing & fire protection equipment, Air Conditioning System (transfer Pumps), Ventilation System, Security System, Elevators status, Normal & Emergency Power System
- 24. Facilities / Amenities:** Restroom facilities per floor  
Men's = 4 cubicles (including disabled), 5 urinals, & 4 lavatories  
Ladies' = 6 cubicles (including disabled), 6 water closets & 5 lavatories  
Provisions/stub outs for executive toilets provided within tenants' space (4 stub outs in 4 locations)  
Slop sink at the janitors' closet in the toilet rooms.
- Convergence Block : FastBytes (Indoor and AI Fresco dining center)  
Basketball Court
- Cable TV Provider : Cablelink
- 25. Utilities** : Tenants are individually metered. Tenant to provide sub-meter for power and water
- 26. Other Fees/Bond/Insurance** : Building Management Fee: P65.00/sq.m./month  
Air Con Charges P195.00/sq.m./month 24 x 7 usage.

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Power/Electricity deposit: P460,000.00 per floor subject to adjustment based on the LESSEE's actual 1 month average consumption over a 6 months period

Construction Monitoring/: P65.00 per rentable square meter or  
Plan Evaluation Fee

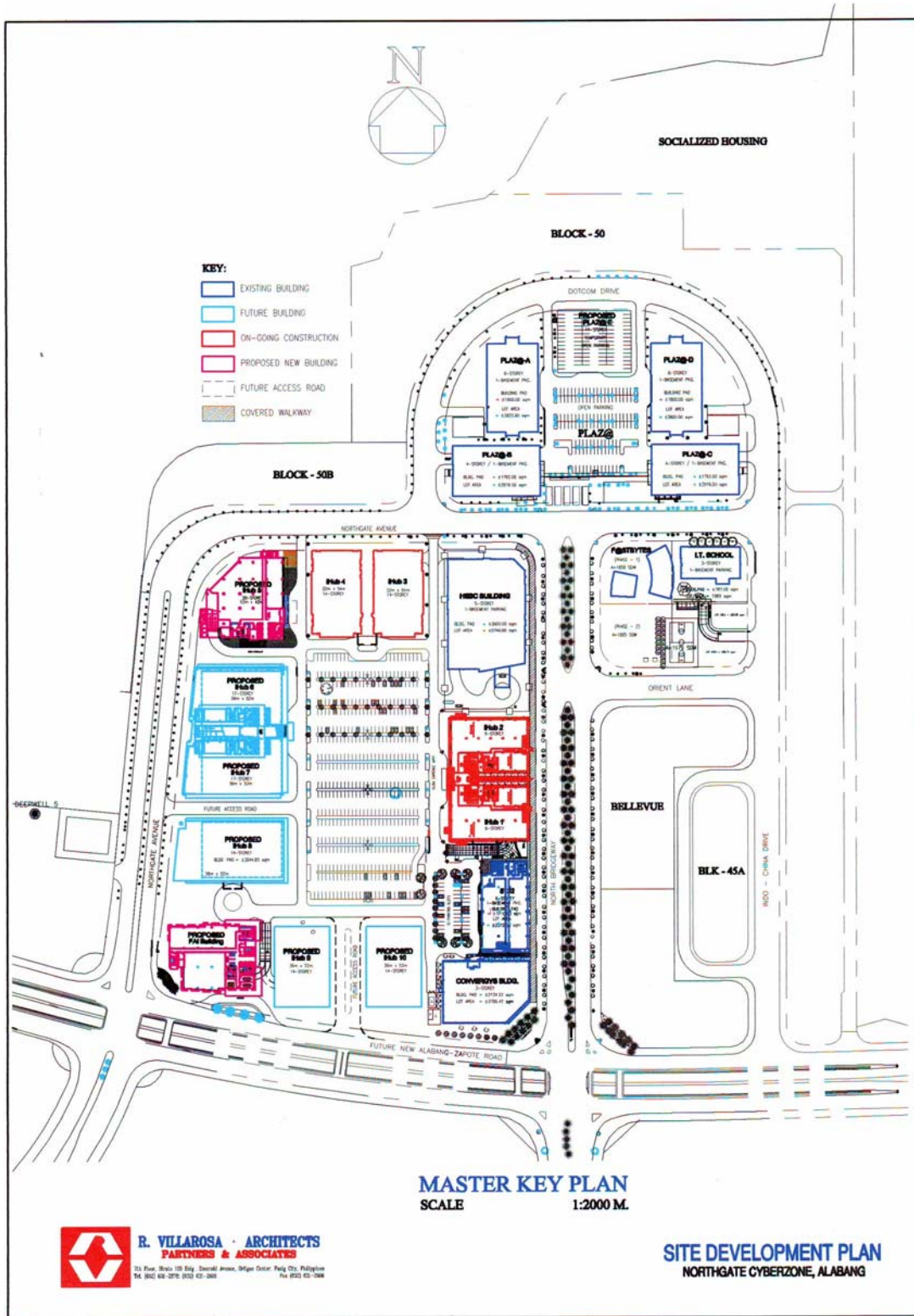
Construction Bond :P300,000.00 + P100.00 per rentable square meter refundable after fit our period.

Insurance :Lessee shall secure a comprehensive general liability insurance coverage: combined single liability of not less than P2,000,000.00 for any bodily injuries or property damage to third parties for the duration of the fit-out period.

**I. Developer** : CyberZone Properties, Inc.

**II. Consultants/Contractors**

- 1. Conceptual Architects** : Studios Architecture (California)
- 2. Local Architects** : R. Villarosa Architects
- 3. Structural Designer** : Aromin & Sy
- 4. Electrical Consultant** : Iraido T. Legaspi & Associates.
- 5. Mechanical Consultant** : LRPunzalan & Associates
- 6. Sanitary/ Plumbing/Fire Protection:** Mendoza Engineering
- 7. Project Manager** : AMCON & Company, Inc..
- 8. General Contractor** : JDBEC Inc.
- 9. Elevator Contractor** : General Elevator (Brand Fuji)
- 10. Generator Supplier** : Multico



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