

1 & 1A MONTAGUE STREET

Room Areas Schedule To be read in conjunction with General Arrangement Plans (20) series

Property	Floor	Room Reference	Room Name	Area - m2	Ceiling height	Maximum occupancy per floor (6m2 / person)	Space ratio achieved (m2 / person)
1MS	Lower Ground Floor - 1	10	Lobby	-	Arch ceiling 2.54 max	N/A	N/A
1MS	Lower Ground Floor - 1	11	Lobby	-	Arch ceiling 2.61 max	N/A	N/A
1MS	Lower Ground Floor - 1	12	Office	8.66	Arch ceiling 2.44 max	1	8.66
1MS	Lower Ground Floor - 1	13	Toilet and shower	8.29	Arch ceiling 2.50 max	N/A	N/A
1MS	Lower Ground Floor - 1	14	Office	36.71	2.56	6	6.11
1MS	Lower Ground Floor - 1	15	Office	35.71	2.56 min	5	7.14
1MS	Lower Ground Floor - 1	17	Passage	-	2.25 min	N/A	N/A
1MS	Lower Ground Floor - 1	18	Toilets	7.31	2.26	N/A	N/A
1MS	Lower Ground Floor - 1	19	Store & Cleaner's Cpb.	14.55	Barrel vault 2.18 max	N/A	N/A
1MS	Lower Ground Floor - 1	20	Plant room	-	Barrel vault 2.20 max	N/A	N/A
1MS	Lower Ground Floor - 1	21	Lobby	-	Arch ceiling 2.54 max	N/A	N/A
1MS	Lower Ground Floor - 1	X01	Open yard	-	External	N/A	N/A
1MS	Lower Ground Floor - 1	X02	Open yard	-	External	N/A	N/A
1MS	Lower Ground Floor - 1	S01	Stairs	-	-	N/A	N/A
1MS	Lower Ground Floor - 1	22	Vault	-	Arch ceiling 1.62 max	N/A	N/A
1AMS	Lower Ground Floor - 1	1	Office	15.27	2.85	2	7.63
1AMS	Lower Ground Floor - 1	2	Office	36.6	2.84	6	6.1
1AMS	Lower Ground Floor - 1	4	Toilets and shower	20.32	2.22	N/A	N/A
1AMS	Lower Ground Floor - 1	5	Cleaner's Cpb.	2.57	2.18	N/A	N/A
1AMS	Lower Ground Floor - 1	6	Plant room	-	2.31 min	N/A	N/A
1AMS	Lower Ground Floor - 1	7	Boiler room	-	-	N/A	N/A
1AMS	Lower Ground Floor - 1	10	Passage	-	2.18	N/A	N/A
1AMS	Lower Ground Floor - 1	8	Lobby	-	-	N/A	N/A
1AMS	Lower Ground Floor - 1	X01	Open yard	-	External	N/A	N/A
1AMS	Lower Ground Floor - 1	X02	Open yard	-	External	N/A	N/A
1AMS	Lower Ground Floor - 1	S01	Stairs	-	-	N/A	N/A
Total 1MS office area				81.08			
Total 1AMS office area				51.87			
Total 1&1AMS office area				132.95			
Total NIA 1MS(Net Internal Area)				81.08			
Total NIA 1AMS(Net Internal Area)				51.87			
Total GIA (Gross Internal Area)				376.8			

Notes:
 - Areas based on measured survey information.
 - NIA (Net Internal Area): Includes office area, kitchenettes, built-in units and cupboards occupying usable space. Stairs, lifts, plant rooms, boiler rooms, passages/corridors, lobbies and entrance lobbies, toilets, showers, cleaner's rooms/cupboards, vaults and stores below stairs are excluded.

1MS	Ground Floor - 2	1	Lobby	N/A	3.74 max	N/A	N/A
1MS	Ground Floor - 2	2	Lobby	N/A	3.67	N/A	N/A
1MS	Ground Floor - 2	4	Office	17.79	3.67	2	8.89
1MS	Ground Floor - 2	5	Office	39.06	3.68	6	6.51
1MS	Ground Floor - 2	6	Office	37.68	3.65min	6	6.28
1MS	Ground Floor - 2	7	-	-	2.35	N/A	N/A
1MS	Ground Floor - 2	8	Toilet	2.36	2.34	N/A	N/A
1MS	Ground Floor - 2	9	Passage	-	2.51	N/A	N/A
1MS	Ground Floor - 2	10	Kitchenette	5.35	2.37	N/A	N/A
1MS	Ground Floor - 2	S01	Stairs	-	-	N/A	N/A
1AMS	Ground Floor - 2	11	Lobby	N/A	3.88	N/A	N/A
1AMS	Ground Floor - 2	13	Office	42.97	3.93min	7	6.13
1AMS	Ground Floor - 2	15	Kitchenette	9.78	2.37	N/A	N/A
1AMS	Ground Floor - 2	S01	Stairs	-	-	N/A	N/A
1AMS	Ground Floor - 2	X01	Open yard	-	External	N/A	N/A
Total 1MS office area				94.53			
Total 1AMS office area				42.97			
Total 1 and 1AMS office area				137.5			
Total NIA 1MS (Net Internal Area)				99.88			
Total NIA 1AMS(Net Internal Area)				52.75			
Total GIA (Gross Internal Area)				245.2			

1MS	First Floor - 3	2	Office	78.03	3.80min	13	6
1MS	First Floor - 3	3	Office	29.25	3.86	4	7.31
1MS	First Floor - 3	S01	Stairs	-	-	N/A	N/A
1MS	First Floor - 3	X01	Roof	-	External	N/A	N/A
1AMS	First Floor - 3	5	Office	54.63	3.66 min	9	6.07
1AMS	First Floor - 3	S01	Stairs	-	-	N/A	N/A
1AMS	First Floor - 3	X01	Roof	-	External	N/A	N/A
Total 1MS office area				107.28			
Total 1AMS office area				54.63			
Total 1 and 1AMS office area				161.91			
Total NIA 1MS (Net Internal Area)				107.28			
Total NIA 1AMS (Net Internal Area)				54.63			
Total GIA (Gross Internal Area)				207.6			

1MS	Second Floor - 4	2	Lobby	-	2.94	N/A	N/A
1MS	Second Floor - 4	3	Cleaner's room	1.18	3	N/A	N/A
1MS	Second Floor - 4	4	Office	32.7	2.99 min	5	6.54
1MS	Second Floor - 4	5	Office	30.7	2.99 min	5	6.14
1MS	Second Floor - 4	9	-	-	-	N/A	N/A
1MS	Second Floor - 4	7	Toilets	10.25	3	N/A	N/A
1MS	Second Floor - 4	S01	Stairs	-	-	N/A	N/A
1MS	Second Floor - 4	S02	Stairs	-	-	N/A	N/A
1MS	Second Floor - 4	8	Office	25.84	3 min	4	6.46
1AMS	Second Floor - 4	11	Office	49.62	3.03 min	8	6.2
1AMS	Second Floor - 4	S01	Stairs	-	-	N/A	N/A
1AMS	Second Floor - 4	S02	Stairs	-	-	N/A	N/A
Total 1MS office area				89.24			
Total 1AMS office area				49.62			
Total 1 and 1AMS office area				138.86			
Total NIA 1MS(Net Internal Area)				89.24			
Total NIA 1AMS (Net Internal Area)				49.62			
Total GIA (Gross Internal Area)				207			

1MS	Third Floor - 5	6	Lobby	-	2.36	N/A	N/A
1MS	Third Floor - 5	9	Office	30.95	2.34 min	5	6.19
1MS	Third Floor - 5	10	Office	45.89	2.34 min	7	6.55
1MS	Third Floor - 5	13	Office	39.2	2.32 min	6	6.53
1MS	Third Floor - 5	S02	Stair	-	-	N/A	N/A
1AMS	Third Floor - 5	S02	Stair	-	-	N/A	N/A
1AMS	Third Floor - 5	1	Office	55.88	2.39 min	9	6.2
Total 1MS office area				116.04			
Total 1AMS office area				55.88			
Total 1 and 1AMS office area				171.92			
Total NIA 1MS (Net Internal Area)				116.04			
Total NIA 1AMS(Net Internal Area)				55.88			
Total GIA (Gross Internal Area)				207			

Note: 1MS has store/cupboards under staircase in level 1 (areas not included)
 Note: 1AMS has store/cupboards under staircase in level 1, 2 and 4 (areas not included)

Total maximum occupancy 1MS				75	
Total office area 1MS				488.17	
Total NIA 1MS				493.52	
Total maximum occupancy 1AMS				41	
Total office area 1AMS				254.97	
Total NIA 1AMS				264.75	
Grand total office area 1MS & 1AMS				743.14	
Grand total NIA 1MS & 1AMS				758.27	
Total GIA 1MS & 1AMS				1243.6	

	Normal offices 1 person 10 m2	Unisex toilets required	High density offices 1 person 6 m2	Unisex toilets required	Unisex toilets provided
Toilet provision 1MS	approx 49 staff	5WCs + 5WBs	approx 75 staff	6WCs + 6WBs	6WCs + 6WBs
Toilet provision 1AMS	approx 26 staff	3WCs + 3WBs	approx 41 staff	4WCs + 4WBs	4WCs + 4WBs

