

**Fitting Out Requirements of Building Services Installations for  
Early Education and Training Centre (Capacity : 50)  
at Flats A-D, 2/F, Skyline Tower, 18 Tong Mei Road, Mong Kok**

Accommodation	Requirements			
1. Co-ordinator's Room	(a)	Lighting	:	(i) General fluorescent fittings.
	(b)	Power	:	(i) 13A switched socket outlet for general purpose (at least 1 no. per 6.5m <sup>2</sup> of floor area).
				(ii) Necessary power supply for air conditioning system.
				(iii) 2 nos. 13A switched sockets for each computer data point.
	(c)	Air-Conditioning	:	(i) Required.
	(d)	Telephone	:	(i) 1 no.
(e)	Computer Data Point	:	(i) 1 no.	
2. General Office/Staff Room	(f)	PA System	:	(i) Speakers required.
	(a)	Lighting	:	(i) General fluorescent fittings.
				(i) 13A switched socket outlet for general purpose (at least 1 no. per 6.5m <sup>2</sup> of floor area).
				(ii) Necessary power supply for air conditioning system.
				(iii) Necessary power supply for emergency call bell system.
	(b)	Power	:	(iv) Necessary power supply for PA system.

- (v) Necessary power supply for Fax machine and Photocopying machine
  - (vi) 2 nos. 13A switched sockets for each computer data point.
  - (c) Air-Conditioning : (i) Required.
  - (d) Telephone : (i) 6 nos. (for 5 direct lines and 1 fax line).
  - (e) Computer Data Point : (i) 5 nos.
  - (f) Emergency Call Bell : (i) 1 no. emergency call bell panel with red indication lights and buzzer.
  - (g) PA System : (i) PA system control panel with zoning.
3. Reception/Waiting Area & Library Corner
- (a) Lighting : (i) General fluorescent fittings.
  - (b) Power : (i) 13A switched socket outlet for general purpose (at least 1 no. per 6.5m<sup>2</sup> of floor area).
  - (ii) Necessary power supply for oscillating fans.
  - (iii) Necessary power supply for air conditioning system.
  - (iv) 2 nos. 13A switched sockets for each computer data point.
  - (v) Necessary power supply for door bell system.
  - (c) Air-Conditioning : (i) Required with space heating facilities.
  - (d) Telephone : (i) 1 no.
  - (e) Computer Data Point : (i) 1 no.
  - (f) Emergency Call Bell : (i) 1 no. emergency call bell push.

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|----|-----|------------------------|---|-------|------------------------------------------------------------------------------------------------------|
|    | (g) | Door Bell              | : | (i)   | 1 no. push button at main entrance linked to the bell installed in the Reception.                    |
|    | (h) | PA System              | : | (i)   | Speakers required.                                                                                   |
|    | (i) | Appliances             | : | (i)   | Ø 400mm oscillating fans (1 no. per 10m <sup>2</sup> of floor area approximately)                    |
| 4. |     | Training Area          |   |       |                                                                                                      |
|    | (a) | Lighting               | : | (i)   | General fluorescent fittings.                                                                        |
|    | (b) | Power                  | : | (i)   | 13A switched socket outlet for general purpose (at least 1 no. per 6.5m <sup>2</sup> of floor area). |
|    |     |                        |   | (ii)  | 3 nos. 13A switched sockets near TV/FM point.                                                        |
|    |     |                        |   | (iii) | Necessary power supply for air conditioning system.                                                  |
|    |     |                        |   | (iv)  | Necessary power supply for oscillating fans.                                                         |
|    |     |                        |   | (v)   | 2 nos. 13A switched sockets for each computer data point.                                            |
|    | (c) | Air-Conditioning       | : | (i)   | Required with space heating facilities.                                                              |
|    | (d) | Emergency Call Bell    | : | (i)   | 1 no. emergency call bell push.                                                                      |
|    | (e) | Computer Data Point    | : | (i)   | 2 nos. in one of the Training areas.                                                                 |
|    | (f) | PA System              | : | (i)   | Speakers required.                                                                                   |
|    | (g) | BRI                    | : | (i)   | 1 no. TV/FM point adjacent to power sockets.                                                         |
|    | (h) | Appliances             | : | (i)   | Ø 400mm oscillating fans (1 no. per 10m <sup>2</sup> of floor area approximately).                   |
| 5. |     | Special (PT & OT) Room |   |       |                                                                                                      |
|    | (a) | Lighting               | : | (i)   | General fluorescent fittings.                                                                        |

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|                     | (b) Power               | : | (i)   | 13A switched socket outlet for general purpose (at least 1 no. per 6.5m <sup>2</sup> of floor area). |
|                     |                         |   | (ii)  | Necessary power supply for oscillating fans.                                                         |
|                     |                         |   | (iii) | Necessary power supply for air conditioning system.                                                  |
|                     | (c) Air-Conditioning    | : | (i)   | Required with space heating facilities.                                                              |
|                     | (d) Emergency Call Bell | : | (i)   | 1 no. emergency call bell push.                                                                      |
|                     | (e) PA System           | : | (i)   | Speakers required.                                                                                   |
|                     | (f) Appliances          | : | (i)   | Ø400mm oscillating fans (1 no. per 10m <sup>2</sup> of floor area approximately).                    |
| 6. Observation Room | (a) Lighting            | : | (i)   | General fluorescent fittings.                                                                        |
|                     | (b) Power               | : | (i)   | 13A switched socket outlet for general purpose (at least 1 no. per 6.5m <sup>2</sup> of floor area). |
|                     |                         |   | (ii)  | Necessary power supply for oscillating fans.                                                         |
|                     |                         |   | (iii) | Necessary power supply for air conditioning system.                                                  |
|                     |                         |   | (iv)  | Necessary power supply for Intercom.                                                                 |
|                     | (c) Air-Conditioning    | : | (i)   | Required with space heating facilities.                                                              |
|                     | (d) Emergency Call Bell | : | (i)   | 1 no. emergency call bell push.                                                                      |
|                     | (e) PA System           | : | (i)   | Speakers required.                                                                                   |
|                     | (f) Intercom System     | : | (i)   | Intercom required between Observation Room and the adjacent rooms.                                   |

- (g) Appliances : (i)  $\Phi$ 400mm oscillating fans (1 no. per 10m<sup>2</sup> of floor area approximately).
7. Interview Room
- (a) Lighting : (i) General fluorescent fittings.  
(ii) 1 no. red indication lamp above door outside the room.
- (b) Power : (i) 1 no. 13A switched socket.  
(ii) Necessary power supply for oscillating fans.  
(iii) Necessary power supply for air conditioning system.
- (c) Air-Conditioning : (i) Required with space heating facilities.
- (d) Emergency Call Bell : (i) 1 no. emergency call bell push.
- (e) PA System : (i) Speakers required.
- (f) Appliances : (i)  $\Phi$ 400mm oscillating fans (1 no. per 10m<sup>2</sup> of floor area approximately).
8. Pantry
- (a) Lighting : (i) General fluorescent fittings.
- (b) Power : (i) 1 no. 13A switched sockets for general purpose.  
(ii) 1 no. 13A switched sockets for refrigerator at 1350mm AFFL.  
(iii) Necessary power supply for oscillating fans.  
(iv) 2 nos. 13A switched socket for kitchen appliance at 200 mm above preparation table.  
(v) Necessary power supply for extract fan for general ventilation.  
(vi) Necessary power supply for 1 no. 6kW instantaneous type water heater for sink.

- (vii) 1 no. 15A switched socket for water boiler at 200 mm above preparation table.
  - (c) Mechanical Ventilation : (i) 1 no. extract fan.
  - (d) PA System : (i) Speakers required.
  - (e) Appliances : (i)  $\Phi$ 400mm oscillating fans (1 no. per 10m<sup>2</sup> of floor area approximately).
  - (ii) 1 no. 3kW water boiler.
  - (iii) 1 no. 6kW instantaneous type water heater for sink.
9. Store Room
- (a) Lighting : (i) General fluorescent fittings.
  - (b) Power : (i) 13A switched socket outlet for general purpose (at least 1 no. per 6.5m<sup>2</sup> of floor area).
  - (ii) Necessary power supply for extract fan.
  - (c) Mechanical Ventilation : (i) 1 no. extract fan.
10. Children Toilet
- (a) Lighting : (i) General fluorescent fittings.
  - (b) Power : (i) Necessary power supply for extract fan.
  - (ii) 1 no. 13A fused connection unit with integral switch and pilot light for hand dryer.
  - (iii) Necessary power supply for 18kW instantaneous type water heater.
  - (c) Mechanical Ventilation : (i) 1 no. extract fan.
  - (d) Emergency Call Bell : (i) 1 no. waterproof emergency call bell push.

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|-----|-----|------------------|---|------|-------------------------------------------------------------------|---|------|---------------------------------------------------------------|
|     | (e) | PA System        | : | (i)  | Speakers required.                                                |   |      |                                                               |
|     | (f) | Appliances       | : | (i)  | 1 no. hand dryer.                                                 |   |      |                                                               |
|     |     |                  |   | (ii) | 1 no. 18 kW (approx.) instantaneous type water heater for shower. |   |      |                                                               |
| 11. |     | Circulation Area |   | (a)  | Lighting                                                          | : | (i)  | General fluorescent fittings.                                 |
|     |     |                  |   | (b)  | Power                                                             | : | (i)  | Appropriate number of 13A switched sockets at skirting level. |
|     |     |                  |   |      |                                                                   |   | (ii) | Power supply for electric shutter at main entrance.           |
|     |     |                  |   | (d)  | Exit Sign                                                         | : | (i)  | To suit statutory requirements.                               |

Notes:

1. Illumination levels shall follow the recommendations given in the Chartered Institution of Building Services Engineers (CIBSE) Lighting Guides.
2. Fluorescent lighting fittings shall be equipped with electronic ballasts and T5/T8 fluorescent tubes complete with high performance low glare aluminum louver or acrylic prismatic diffuser. Lighting switches shall be mounted at 1100mm above finished floor level unless otherwise specified.
3. Socket outlets shall be 13A for general purpose, switched type, installed at 500mm above finished floor level unless otherwise specified.
4. Oscillating fans shall be of  $\Phi$ 400mm with speed regulator, wall or ceiling mounted to suit the layout; they shall be connected to 2A fused connection units and separately controlled by 5A double pole switches.
5. Window-type or split-type air-conditioners with reverse cycle function are recommended for rooms entitled with both cooling and heating provisions. As such, the provision of radiators / fan heaters is not necessary. The air-conditioners shall be connected to terminal blocks and separately controlled by double pole switches of appropriate rating with pilot light.
6. Radiators / fan heaters shall be connected to 13A fused connection units and separately controlled by 20A double pole switches with pilot light.
7. Mechanical exhaust fans shall be connected to fused connection units and separately controlled by double pole switches of appropriate rating with pilot light.

8. Fire services installations shall be provided in compliance with the statutory requirements. Visual fire alarm system shall be provided.
9. The type of fuels (e.g. gas or electricity) quoted for the appliances (e.g. *gas* water heater) in these fitting out requirements is a recommendation only. The Operator / Authorized Person can have his own choice provided that the appliances selected have the same performance as the ones quoted in these fitting out requirements.