

平面圖

Floor Plan

FOURTEENTH TO TWENTY-SECOND FLOOR PLAN

十四至二十二樓平面圖

Floor 層次	Area (sq. ft.) 面積 (平方呎)	Workshop / 工場							
		1	2	3	4	5	6	7	8
14/F to 22/F 十四至 二十二樓	Gross Floor Area 建築面積	4,625	7,220	7,220	4,808	5,079	7,220	7,220	5,076
	Saleable Area 實用面積	3,531	5,511	5,511	3,671	3,875	5,511	5,511	3,875



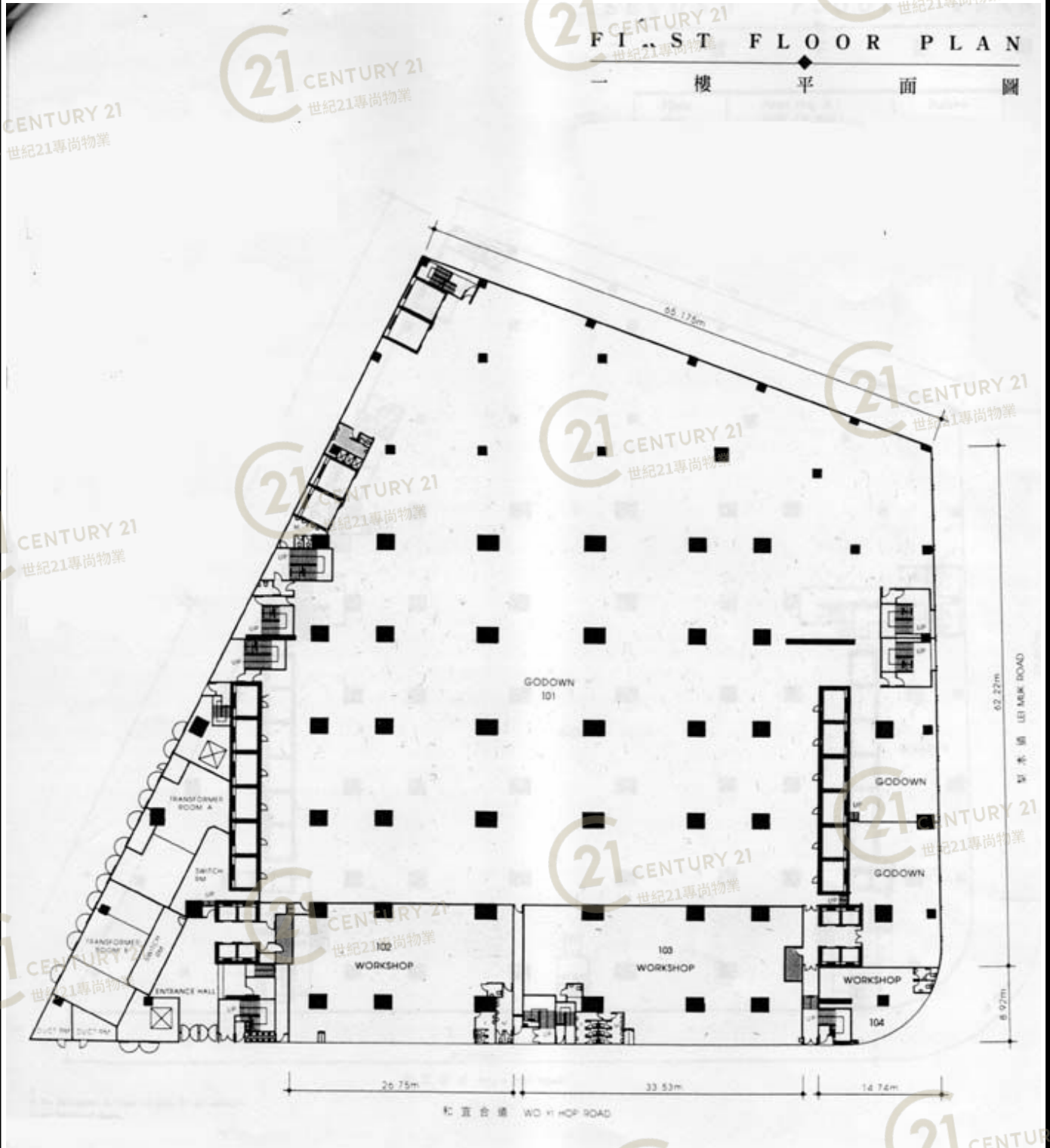
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圖中所有數據比例，一概只作參考之用

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Floor Plan



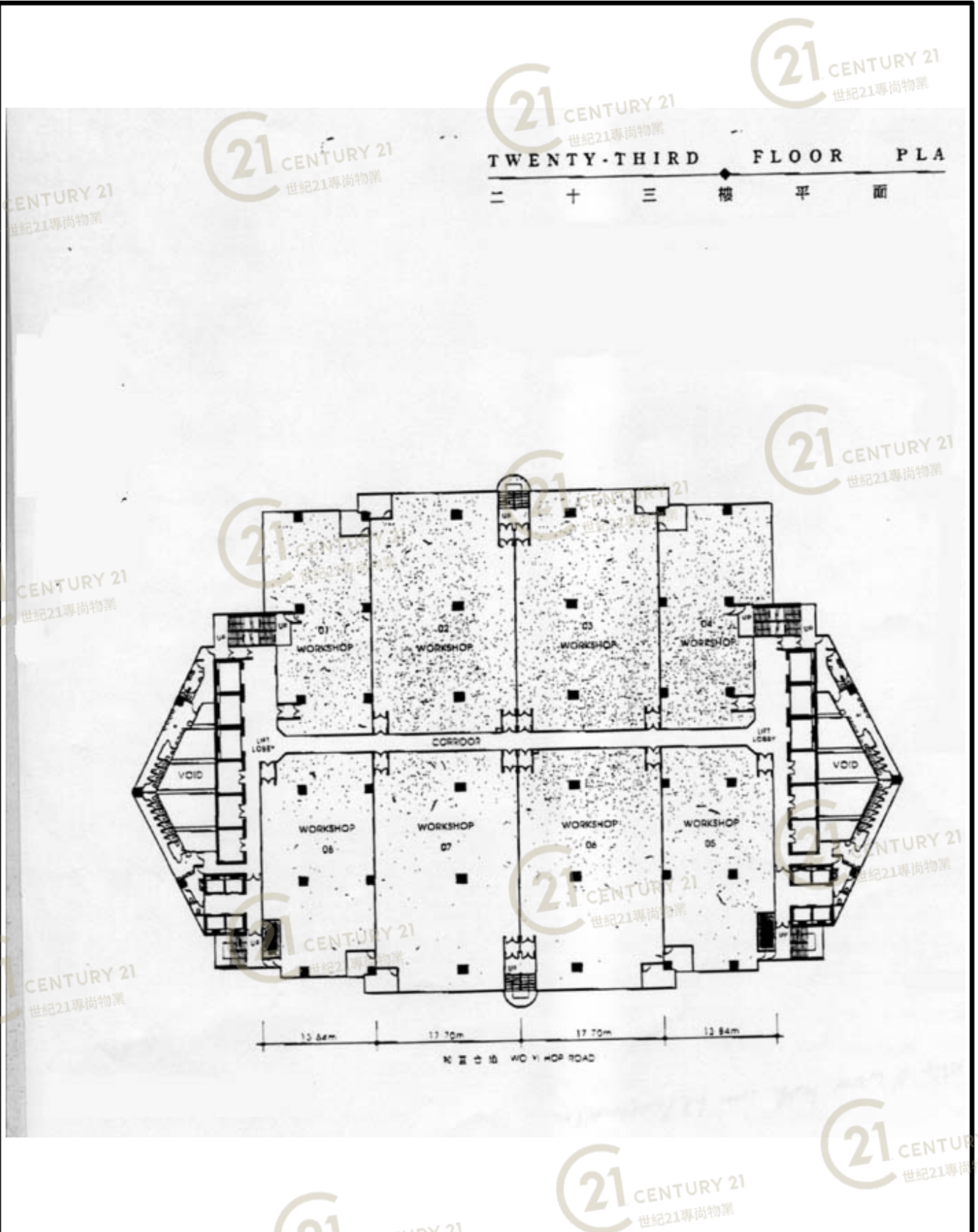
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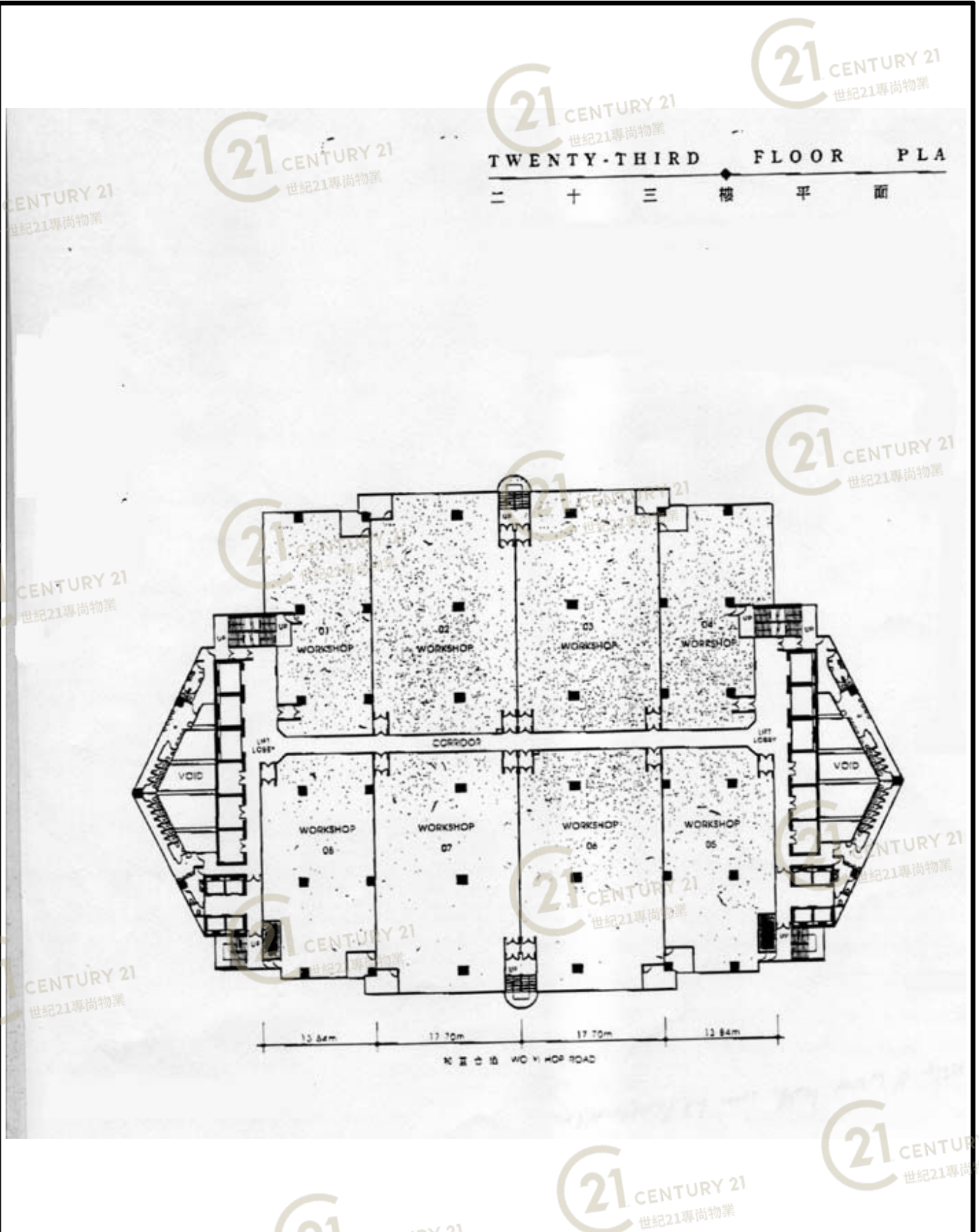


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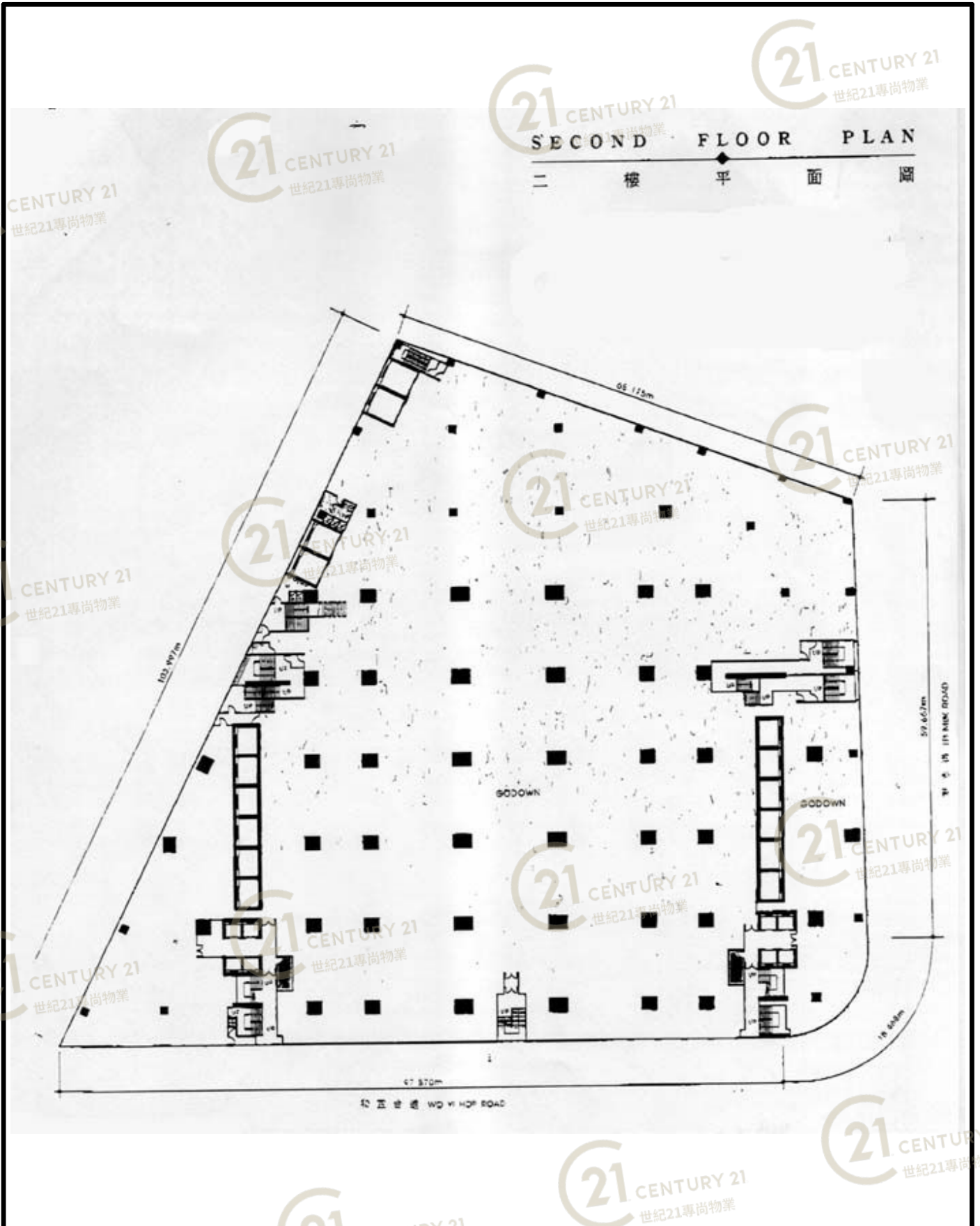
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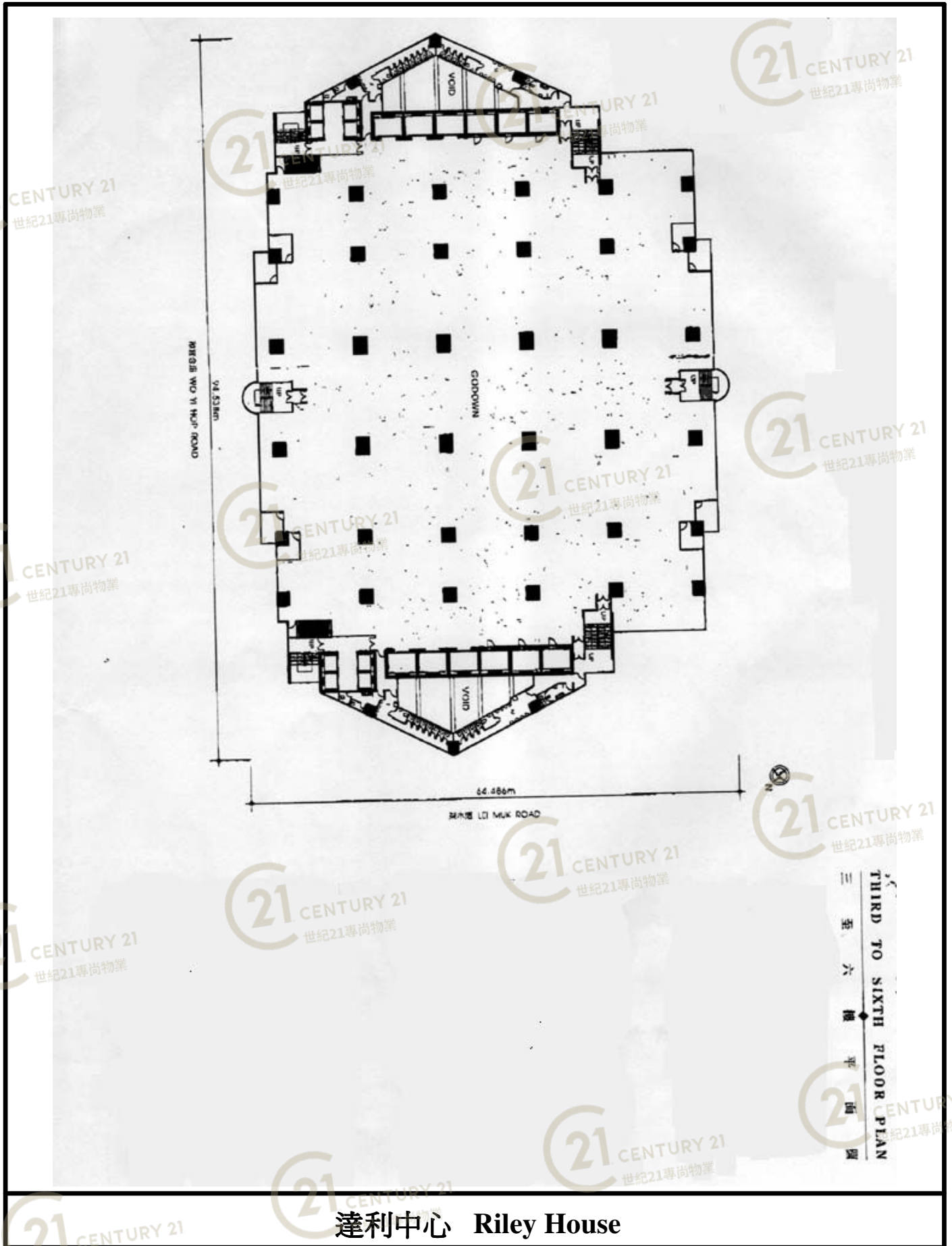


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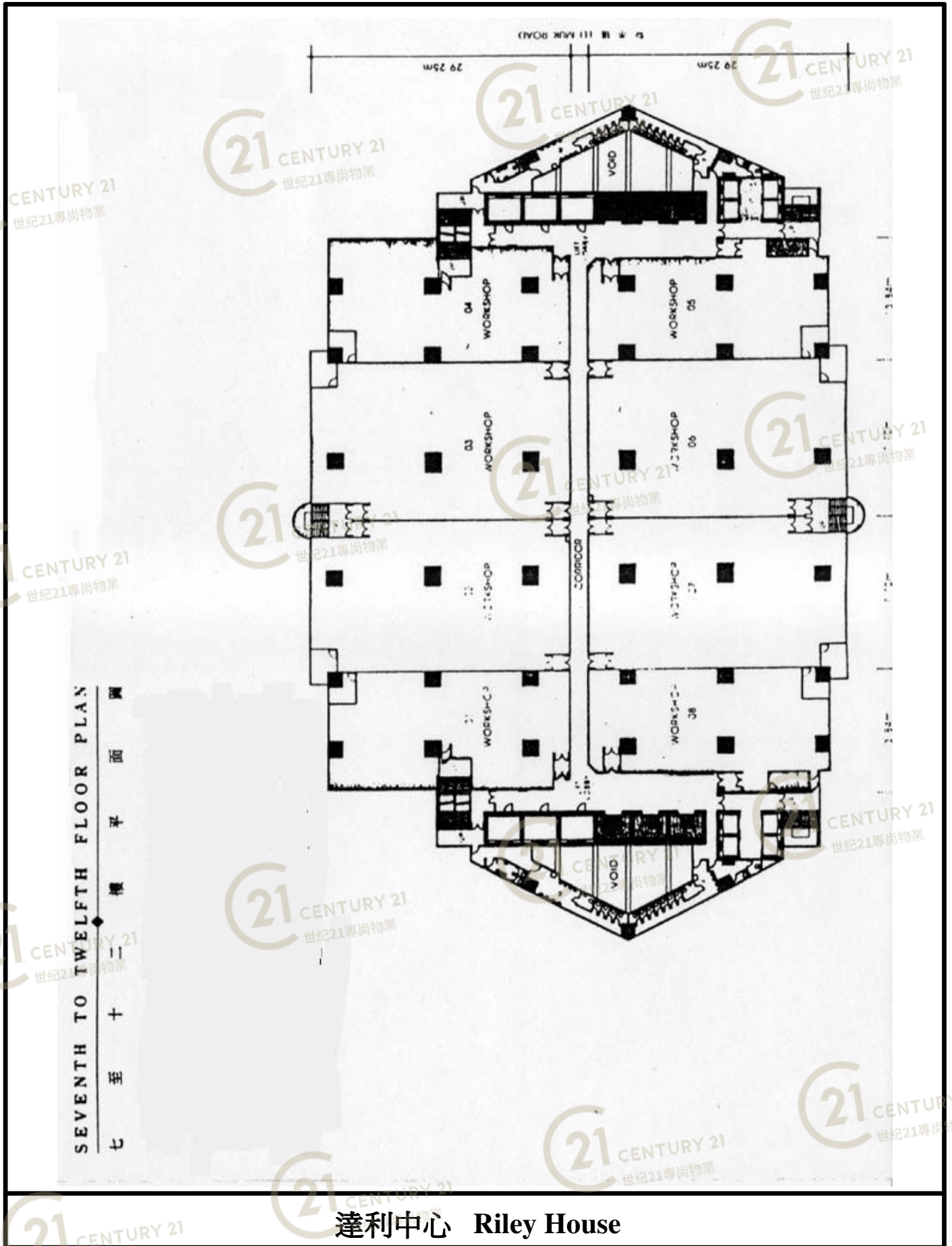


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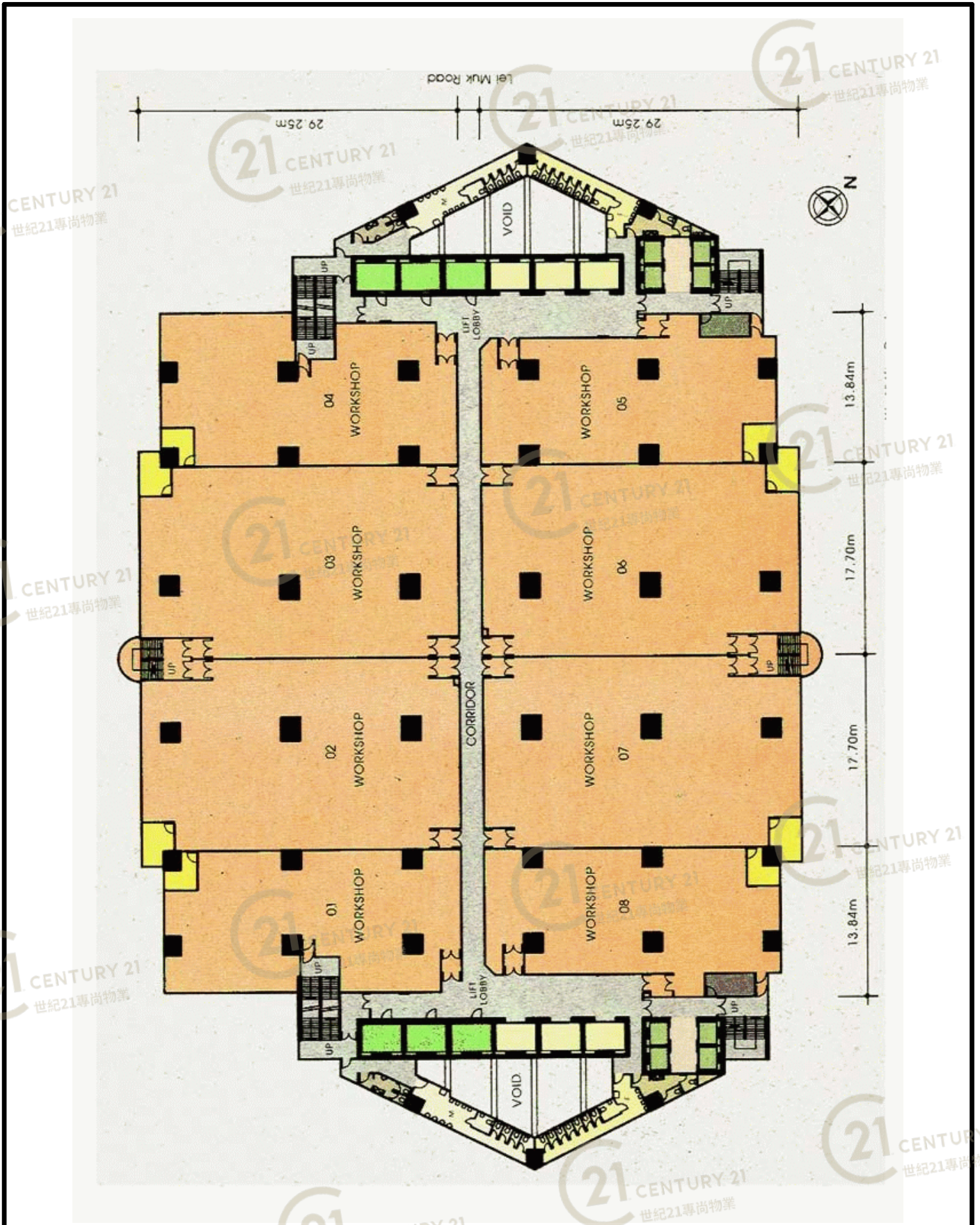
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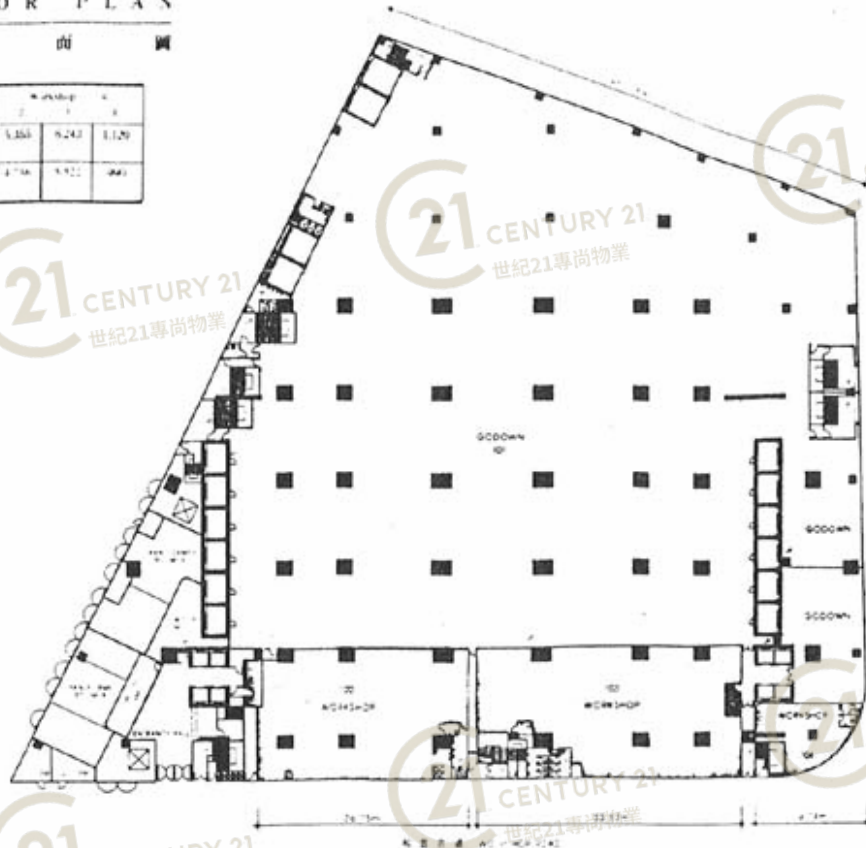
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FIRST FLOOR PLAN

樓 平 面 圖

Floor 樓 層	Area (sq. ft.) 面積 (平方呎)	Offices 辦公室	Workshop 工場	Other 其他	
1/F 樓	Gross Floor Area 樓面面積	9,927	3,363	8,243	1,120
	Nettable Area 實用面積	8,165	2,736	6,922	962



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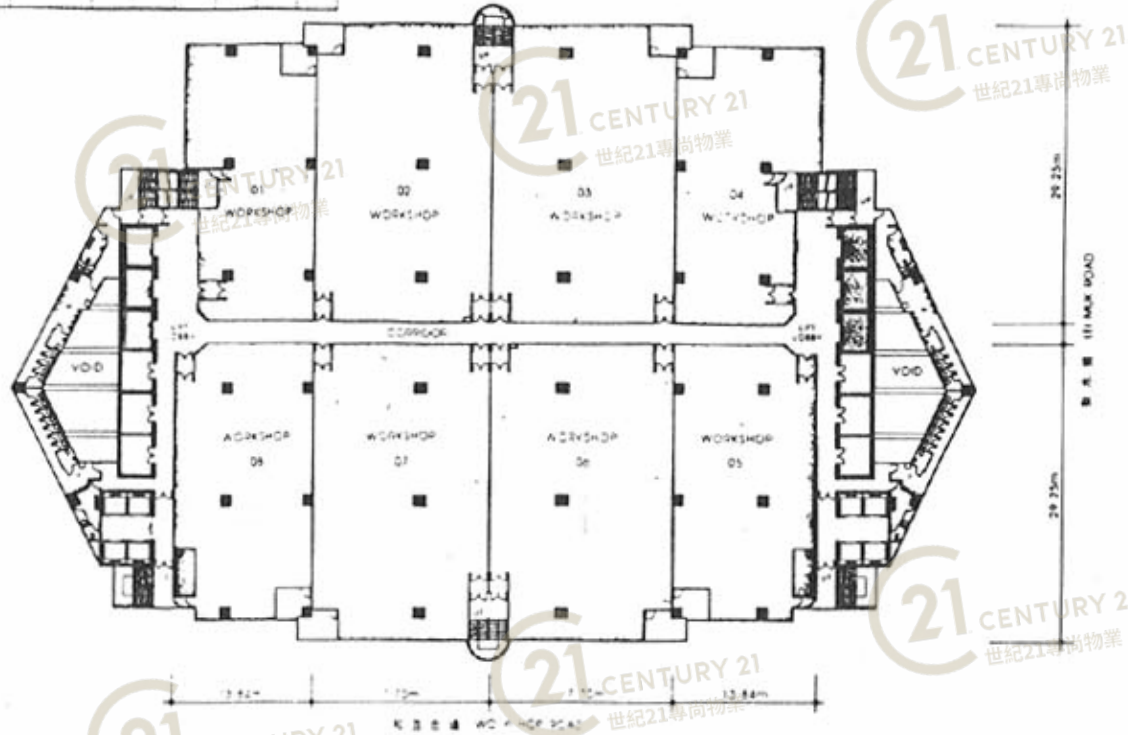
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TWENTY-THIRD FLOOR PLAN
二十 三 樓 平 面 圖

Floor	Area (sq. ft.)	Workshop							
樓層	面積 (平方呎)	1	2	3	4	5	6	7	8
23/F	Gross Floor Area 樓層面積	4,421	7,220	7,220	4,876	5,077	7,220	7,220	5,077
	Nettable Area 實用面積	3,511	5,311	5,311	3,871	3,972	5,311	5,311	3,872



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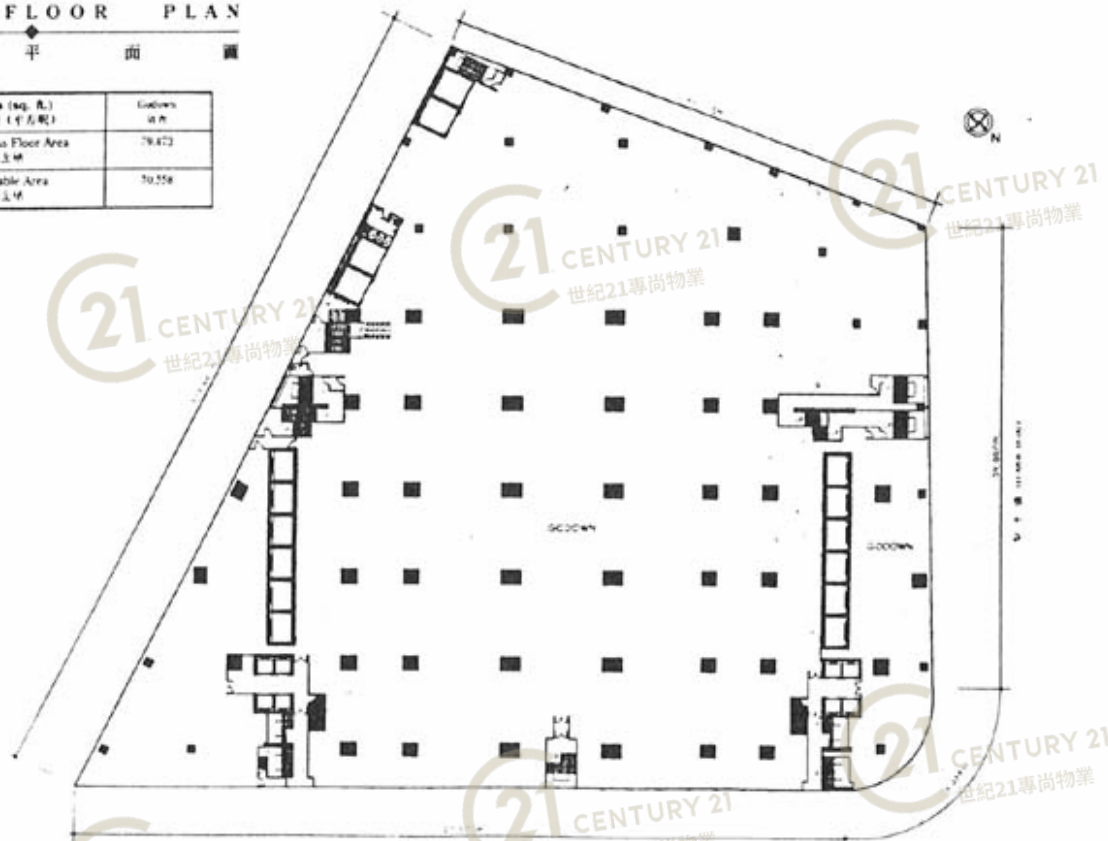
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SECOND FLOOR PLAN

二樓平面圖

Floor 樓次	Area (sq. ft.) 面積 (平方呎)	Columns 柱數
2/F 樓	Gross Floor Area 樓面面積	79,872
	Usable Area 實用面積	50,558



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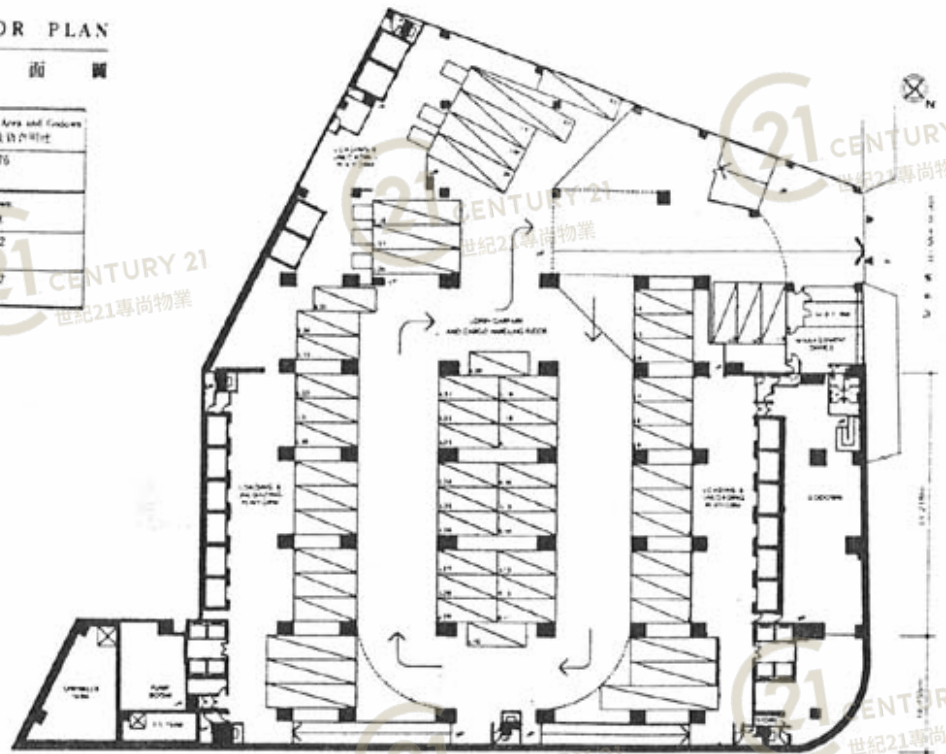
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LOWER GROUND FLOOR PLAN

低層地下平面圖

Floor 樓次	Area (sq. ft.) 面積 (平方呎)	Loading & Unloading Area and Encloses 貨物起卸及存放範圍
Lower G.F. 低層地下	Covered Area 覆蓋面積	75,176
Floor 樓次	Area (sq. ft.) 面積 (平方呎)	Codebook 貨倉
Lower G.F. 低層地下	Gross Floor Area 建築面積	7,342
	Salable Area 實售面積	6,997



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P R I C E L I S T 價 目 表									
UNIT	單位	1	2	3	4	5	6	7	8
Gross Area (sf)	建築面積(方呎)	4,625	7,220	7,220	4,808	5,079	7,220	7,220	5,076
Saleable Area (sf)	實用面積(方呎)	3,531	5,511	5,511	3,671	3,875	5,511	5,511	3,875
23/F	二十三樓								
22/F	二十二樓								
21/F	二十一樓								
20/F	二十樓								
19/F	十九樓								
18/F	十八樓								
17/F	十七樓								
16/F	十六樓								
15/F	十五樓								
14/F	十四樓	\$3,747,000	\$5,665,000	\$5,665,000	\$3,934,000	\$4,279,000	\$5,849,000	\$5,849,000	\$4,277,000
Gross Area (sf)	建築面積(方呎)	4,589	7,162	7,162	4,770	4,168	7,162	7,162	4,168
Saleable Area (sf)	實用面積(方呎)	3,531	5,511	5,511	3,671	3,208	5,511	5,511	3,208
13/F	十三樓	\$3,741,000	\$5,654,000	\$5,654,000	\$3,984,000	\$3,533,000	\$5,838,000	\$5,838,000	\$3,533,000
Gross Area (sf)	建築面積(方呎)	4,889	7,275	7,275	5,073	4,703	7,275	7,275	4,703
Saleable Area (sf)	實用面積(方呎)	3,703	5,511	5,511	3,843	3,563	5,511	5,511	3,563
12/F	十二樓	\$4,009,000	\$5,778,000	\$5,778,000	\$4,227,000	\$4,011,000	\$5,966,000	\$5,966,000	\$4,011,000
11/F	十一樓	\$4,034,000	\$5,814,000	\$5,814,000	\$4,253,000	\$4,036,000	\$6,002,000	\$6,002,000	\$4,036,000
10/F	十樓	\$4,058,000	\$5,849,000	\$5,849,000	\$4,279,000	\$4,080,000	\$6,039,000	\$6,039,000	\$4,080,000
9/F	九樓	\$4,058,000	\$5,849,000	\$5,849,000	\$4,279,000	\$4,060,000	\$6,039,000	\$6,039,000	\$4,060,000
8/F	八樓	\$4,107,000	\$5,919,000	\$5,919,000	\$4,300,000	\$4,109,000	\$6,111,000	\$6,111,000	\$4,109,000
Gross Area (sf)	建築面積(方呎)	4,841	7,290	7,290	5,041	4,713	7,290	7,290	4,713
Saleable Area (sf)	實用面積(方呎)	3,660	5,511	5,511	3,810	3,563	5,511	5,511	3,563
7/F	七樓	\$4,067,000	\$5,931,000	\$5,931,000	\$4,303,000	\$4,118,000	\$6,124,000	\$6,124,000	\$4,118,000

* Sizes of individual units on 23rd floor are slightly different. 二十三樓單位與二三樓稍有差別

UNIT	單位	Whole Floor 全層			
Gross Area (sf)	建築面積(方呎)	48,468			
Saleable Area (sf)	實用面積(方呎)	43,142			
6/F	六樓	\$45,559,920			
5/F	五樓	\$46,044,900			
4/F	四樓	SOLD 已售			
Gross Area (sf)	建築面積(方呎)	48,241			
Saleable Area (sf)	實用面積(方呎)	41,657			
Flat Roof Area (sf)	平台面積(方呎)	28,526			
3/F	三樓	\$50,074,260			
Gross Area (sf)	建築面積(方呎)	79,473			
Saleable Area (sf)	實用面積(方呎)	70,558			
2/F	二樓	SOLD 已售			
UNIT	單位	1	2	3	4
Gross Area (sf)	建築面積(方呎)	60,937	5,355	6,243	1,120
Saleable Area (sf)	實用面積(方呎)	53,895	4,736	5,522	990
1/F	一樓	SOLD 已售	SOLD 已售	SOLD 已售	SOLD 已售
Gross Area (sf)	建築面積(方呎)	2,764			
Saleable Area (sf)	實用面積(方呎)	2,110			
U/G	地庫	SOLD 已售			
Gross Area (sf)	建築面積(方呎)	7,324			
Saleable Area (sf)	實用面積(方呎)	5,597			
L/G	地庫	\$7,268,580			
Roof Area (sf)	天台面積(方呎)	25,000			
		\$2,875,000			

Floor Loading 樓面負重: 300lb per sq.ft. 每平方呎三百磅
Ceiling Height 樓底高度: 17'0.8" 十七呎

Floor Loading 樓面負重: 300lb per sq.ft. 每平方呎三百磅
Ceiling Height 樓底高度: 17'0.8" 十七呎
Flat Roof Floor Loading: 150lb per sq.ft. 平台樓面負重: 每平方呎一百五十磅

Floor Loading 樓面負重: 400lb per sq.ft. 每平方呎四百磅
Ceiling Height 樓底高度: 17'0.8" 十七呎

Floor Loading 樓面負重: 400lb per sq.ft. 每平方呎四百磅
Ceiling Height 樓底高度: 17'0.8" 十七呎

Private Car and Light Van Carparks 私家車及輕型貨車停車場
By Monthly Licences 月租

Lorry Carparks and Loading and Unloading Area 貨車停車場及公共貨物起卸區
By Monthly Licences 月租

Floor Loading 樓面負重: 150lb per sq.ft. 每平方呎一百五十磅

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策劃項目表

<i>Developer</i> 發展商	◆	Winland Investment Limited 永達利企業有限公司
<i>Project Manager</i> 工程經理	◆	Brooke Hillier Parker Chartered Surveyors and International Property Consultants 保柏測量師行國際物業顧問
<i>Architects</i> 建築師	◆	Ho & Partners Architects Engineers & Development Consultants Limited 何顯毅建築工程師樓地產發展顧問有限公司 C.L. Tsang & Partners Chartered Architects, Chartered Town Planners & Development Consultants 曾正驊建築師城市規劃師樓
<i>Electrical and Mechanical Services Consultants</i> 機電工程顧問	◆	Felix Tsang & Partners Consulting Mechanical & Electrical Engineers 曾洪光機電顧問工程師
<i>Quantity Surveyor</i> 物料測量師	◆	Levett & Bailey Chartered Quantity Surveyors 利比測量師事務所
<i>Main Contractor</i> 工程承包商	◆	Hip Hing Construction Co Ltd 協興建築有限公司
<i>Management Agents</i> 物業管理代理	◆	Guardian Property Management Limited 佳定物業管理有限公司
<i>Sole Marketing Agents</i> 獨家售樓代理	◆	First Pacific Davies (Hong Kong) Limited 第一太平戴維斯 (香港) 有限公司

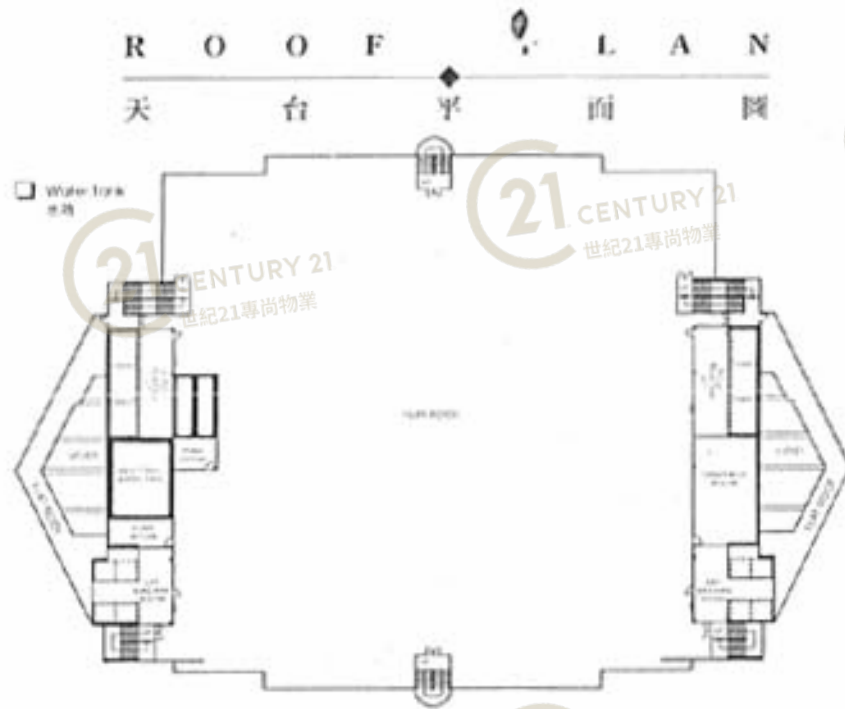
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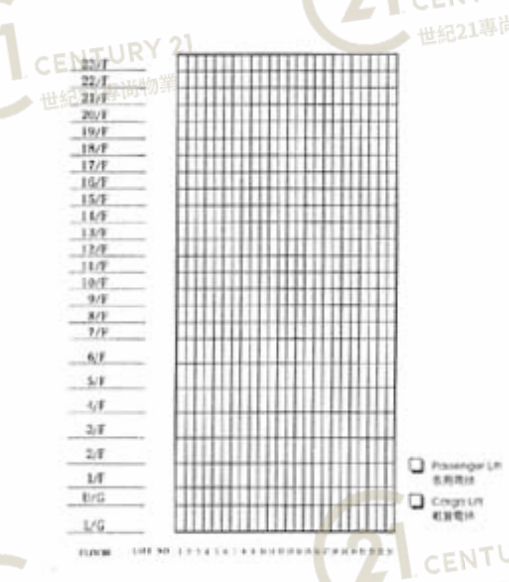
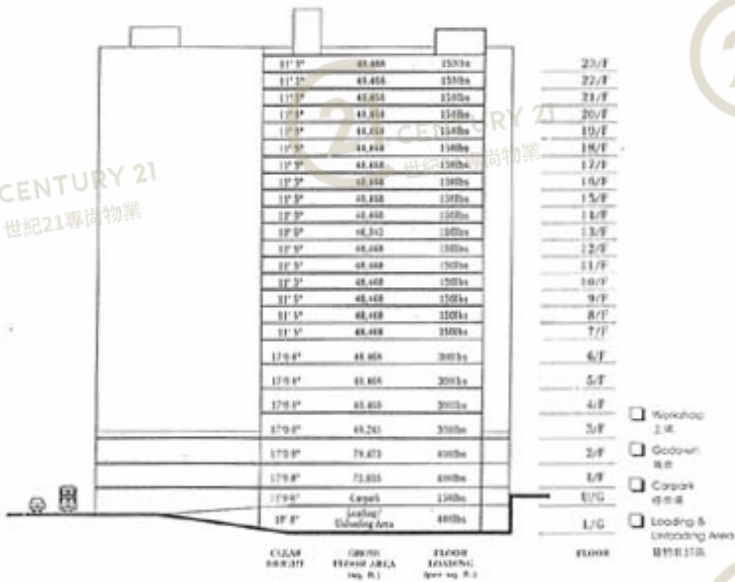
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SECTION PLAN
剖面圖

VERTICAL TRANSPORTATION PLAN
垂直運輸圖



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Technical Details

PASSENGER LIFTS :

The eight passenger lifts serving the building are high-speed and of European design featuring specially selected Italian marble flooring, walls lined with hard-wearing stainless steel and aluminium false ceilings.

CARGO LIFTS :

The sixteen European designed high-speed cargo lifts have specially strengthened floors to ensure that your goods begin the distribution process without delays. Twelve are medium sized lifts with a loading capacity of 2,500 - 3,700 kg and four are large-sized lifts with a loading capacity of 4,000 - 6,000 kg.

STYLISH EXTERIOR :

The exterior presents an imposing facade utilising deluxe Japanese ceramic tiles in a stylish, modern design. Attractive black anodized aluminium window frames with clear glass complete the picture. The exterior podium features textured wall coverings in marble and granite, further showing that RILEY HOUSE is not just another industrial building.

TASTEFUL INTERIORS :

The interior designers of RILEY HOUSE have produced a finish worthy of a high class commercial building, looking to the occasions when your clients may visit your production premises. Distinctive attention to detail includes the use of glossy paints, skirtings on all walls, dark coloured window frames and an appealing colour scheme throughout.

WASHROOM FACILITIES :

Each floor features executive toilets, utilising grey ceramic units and sanitary wares from the Roca and American Standard ranges. Toning grey floor tiles and aluminium false ceilings complete the design. Staff washroom facilities on each floor feature floor and wall tiles and matching American Standard sanitary wares. Disabled toilets are fitted out on each floor.

ELECTRICITY SUPPLY :

220V/380V electricity supply is in place, ready to supply power to most heavy duty plants and equipments.

INDUSTRIAL WATER TANKS AND DRAINS :

The industrial water tanks have a combined capacity of 90m³ which will satisfy tenants' needs. Besides, industrial drains are installed on each floor from seventh to twenty-third floor.

AIR-CONDITIONING ROOMS :

Fitted with black anodized aluminium louvres doors are provided on each floor, ready for the installation of split-type A/C units.

EMERGENCY FACILITIES :

In case of fire, RILEY HOUSE is well equipped. A wet fire hydrant and hose reel system are situated at each escape staircase and on each floor. Push-operated alarm bells in concealed conduit wiring are strategically placed. An entirely automatic sprinkler system, smoke detection system with fixed fire service equipment, pump equipment and pump control systems combine to provide maximum protection.

CABD :

A CABD system is in place at RILEY HOUSE, providing businesses with channels for CCTV camera, FM and TV reception.

COMMUNICATIONS :

A telephone trunking riser is provided on each floor, ready for tenants' connections. There is provision in the MDF room for future growth in telephone service demand.

客用電梯 :

設有八部歐洲名廠設計高速客用電梯，不銹鋼內襯牆身意大利大理石地台及優質銅條假天花。

載貨電梯 :

採用歐洲名廠設計高速貨用電梯共十六部，全部有特別耐力地台以方便貨物運送，其中十二部為中型貨載，負荷力為2500至3700kg，四部大型貨載，負荷力為4000至6000kg。

大廈外牆 :

精選日本原產高級新穎瓷磚鋪砌，色調份外柔和。窗框更選用進口古銅色電鍍鋁窗配以進口強化玻璃。平台外牆，配以大理石及噴漆。

內部裝修

內部裝修達高級商業大廈水平，牆身以石灰英泥批盪，樓上質優的名廠乳膠漆，並配上地腳線，窗框為深色，整體色調務求柔和悅目。

洗手間 :

每層設行政人員專用洗手間，內鑲鋪砌灰色瓷磚，灰色地台磚，高級鋁條假天花及應配同色系之“Roca”和“American Standard”高級潔具。一般洗手間牆壁鋪砌瓷磚，地台磚，並配以銀色“American Standard”高級潔具。每層另加設傷殘人士洗手間。

電力供應 :

大廈安裝足夠之220或380伏特電力供應，廠戶可自由選擇，以配合個別工業上的需要。

工業儲水箱及排水系統 :

工業儲水箱容量達90立方米，足以應付龐大的工業用水需求。七至二十三樓，每層均預留去水位，接駁排水系統。

冷氣機房 :

每層均設有獨立冷氣機房，配古銅色電鍍鋁質百葉門，方便用戶裝置分體式冷氣設備。

消防設備 :

大廈消防設備齊全，在每層各個防火通道樓梯均設有消防水喉及輕易火警鐘，另外更按例安裝自動灑水系統，並附設煙霧探測系統，固定的滅火設備，水泵及控制系統，務求提供最大保障。

公共天線系統 :

大廈安裝公共天線系統，可接收閉路電視，電視廣播及FM頻道。

電訊設備 :

每層均有獨立電話線槽；另總配線架房容量特大，足以應付日後不斷增加之電話服務需求。

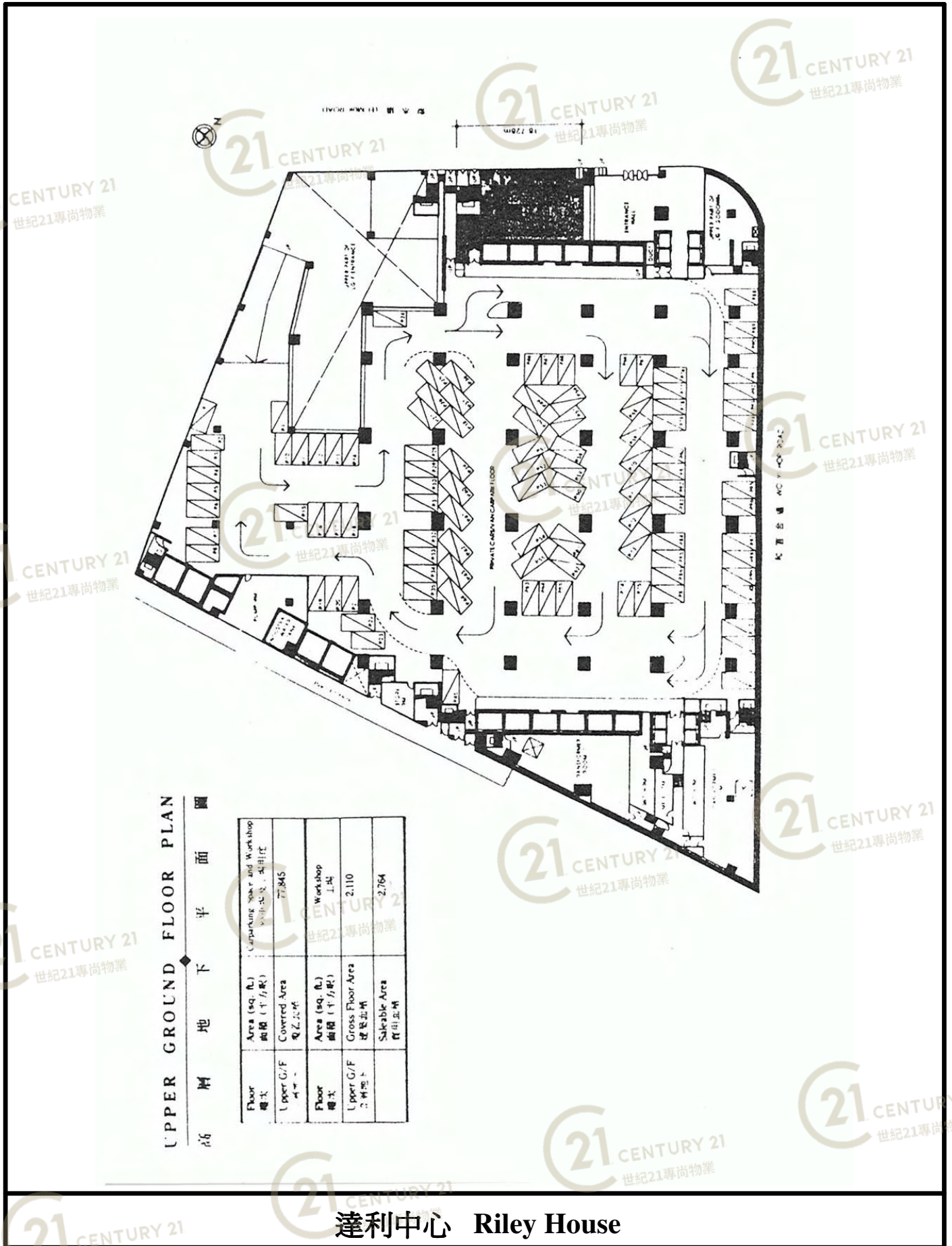
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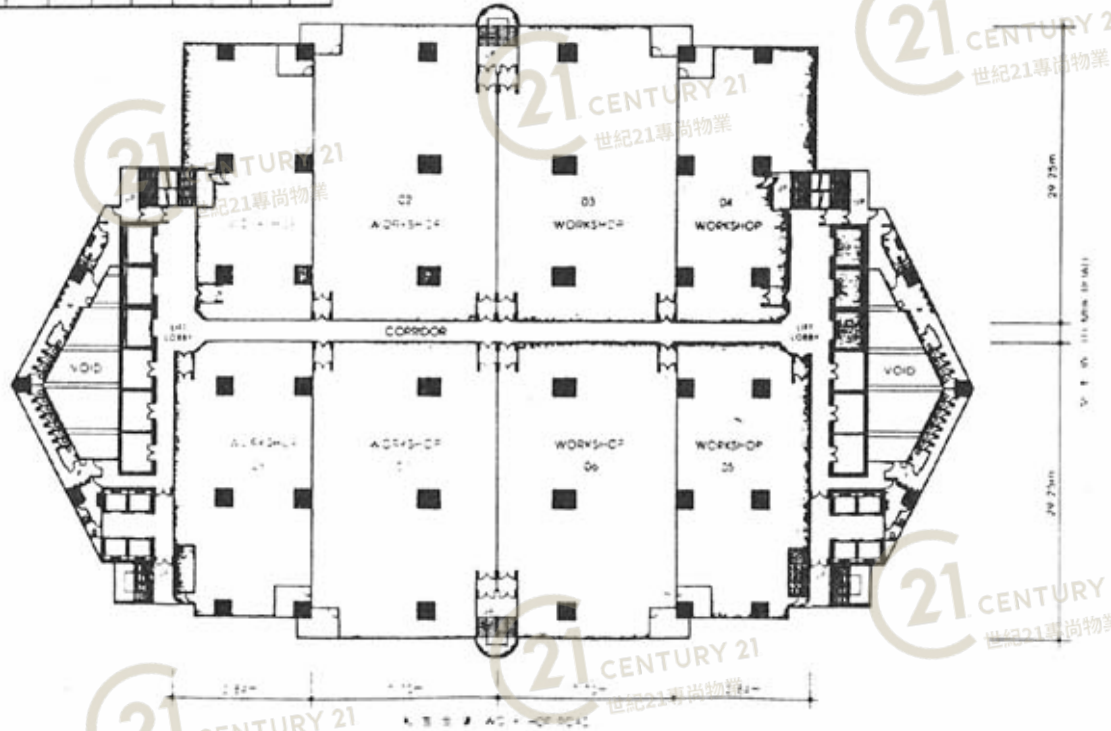
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FOURTEENTH TO TWENTY-SECOND FLOOR PLAN

十四至二十二樓平面圖

Floor 樓層	Area (sq. ft.) 面積 (平方呎)	Workshop / 工場							
		1	2	3	4	5	6	7	8
14/F to 22/F 十四至 二十二樓	Gross Floor Area 樓層面積	4,625	7,220	7,220	4,806	5,079	7,200	7,200	5,076
	Saleable Area 實售面積	2,531	5,511	5,511	3,871	3,875	5,511	5,511	3,875



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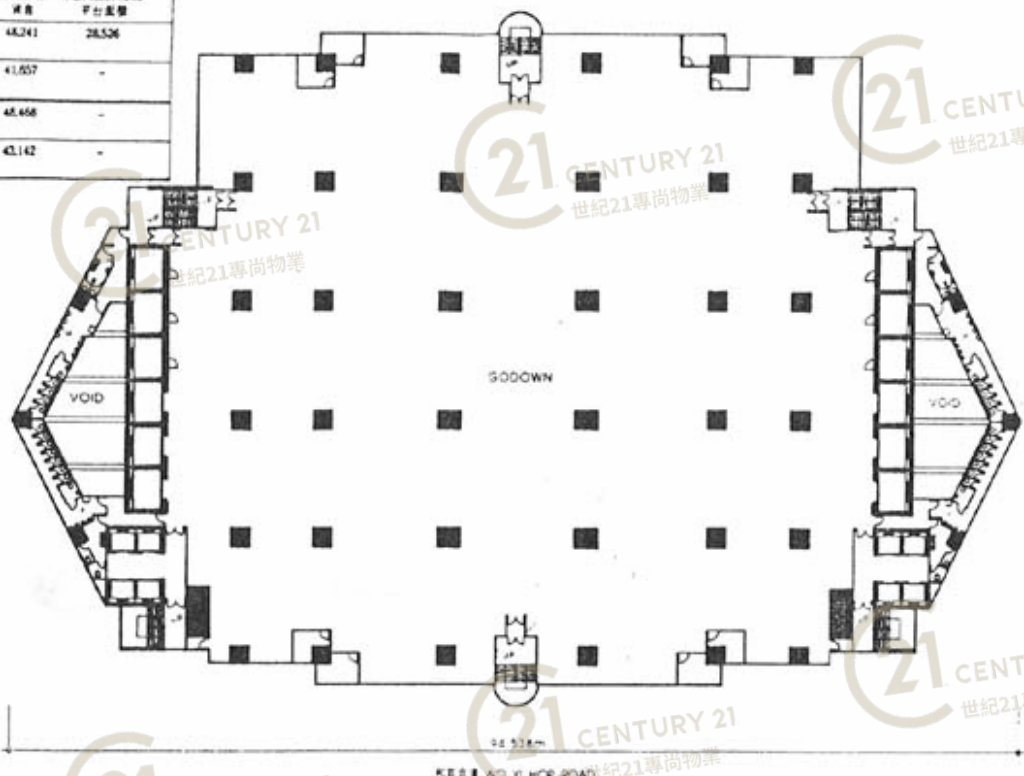
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Floor 樓層	Area (sq. ft.) 面積 (平方呎)	Goodness 評語	Flat Roof Area 平台面積
3 G/F 三樓	Gross Floor Area 樓層面積	48,241	28,526
	Salable Area 實用面積	41,557	-
4/F to 6/F 四至 六樓	Gross Floor Area 樓層面積	48,458	-
	Salable Area 實用面積	43,142	-

Third To Sixth Floor Plan



達利中心 Riley House

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圖中所有數據比例，一概只作參考之用

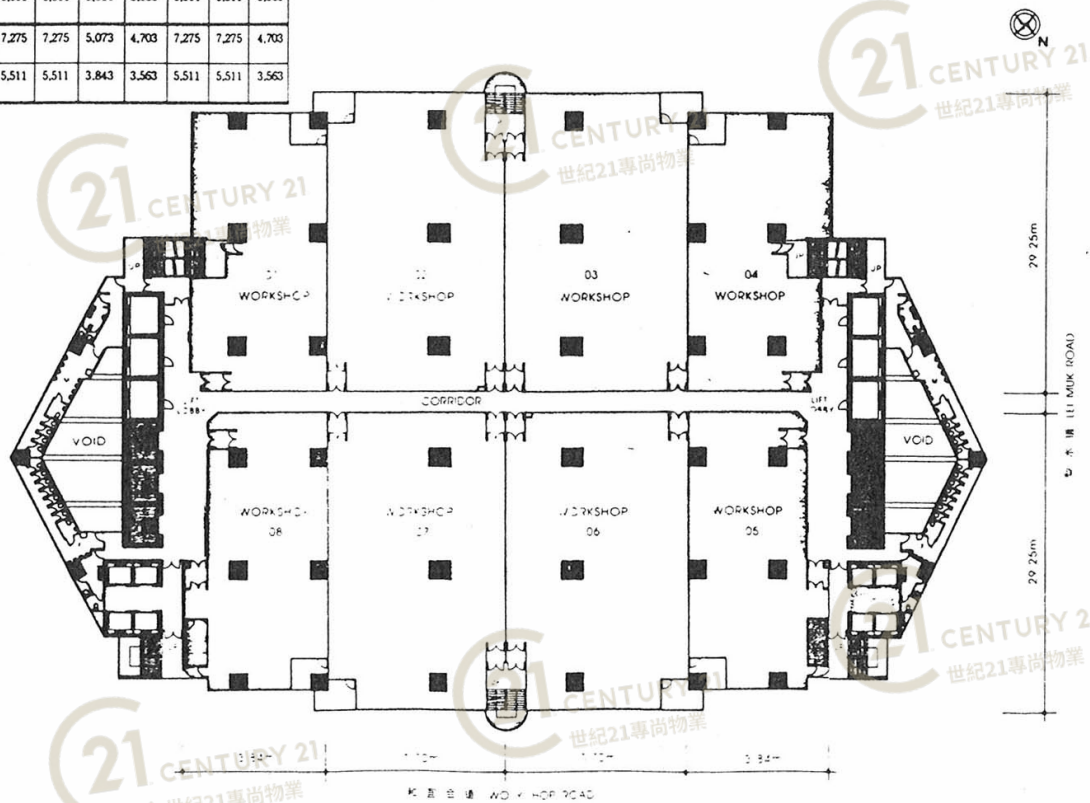
平面圖

Floor Plan

SEVENTH TO TWELFTH FLOOR PLAN

七 至 十 二 樓 平 面 圖

Floor 層次	Area (sq. ft.) 面積 (平方呎)	Workshop / 工場							
		1	2	3	4	5	6	7	8
7/F 七樓	Gross Floor Area 總樓面積	4,841	7,290	7,290	5,041	4,713	7,290	7,290	4,713
	Saleable Area 實用面積	3,660	5,511	5,511	3,810	3,563	5,511	5,511	3,563
8/F to 12/F 八至 十二樓	Gross Floor Area 總樓面積	4,888	7,275	7,275	5,073	4,703	7,275	7,275	4,703
	Saleable Area 實用面積	3,703	5,511	5,511	3,843	3,563	5,511	5,511	3,563



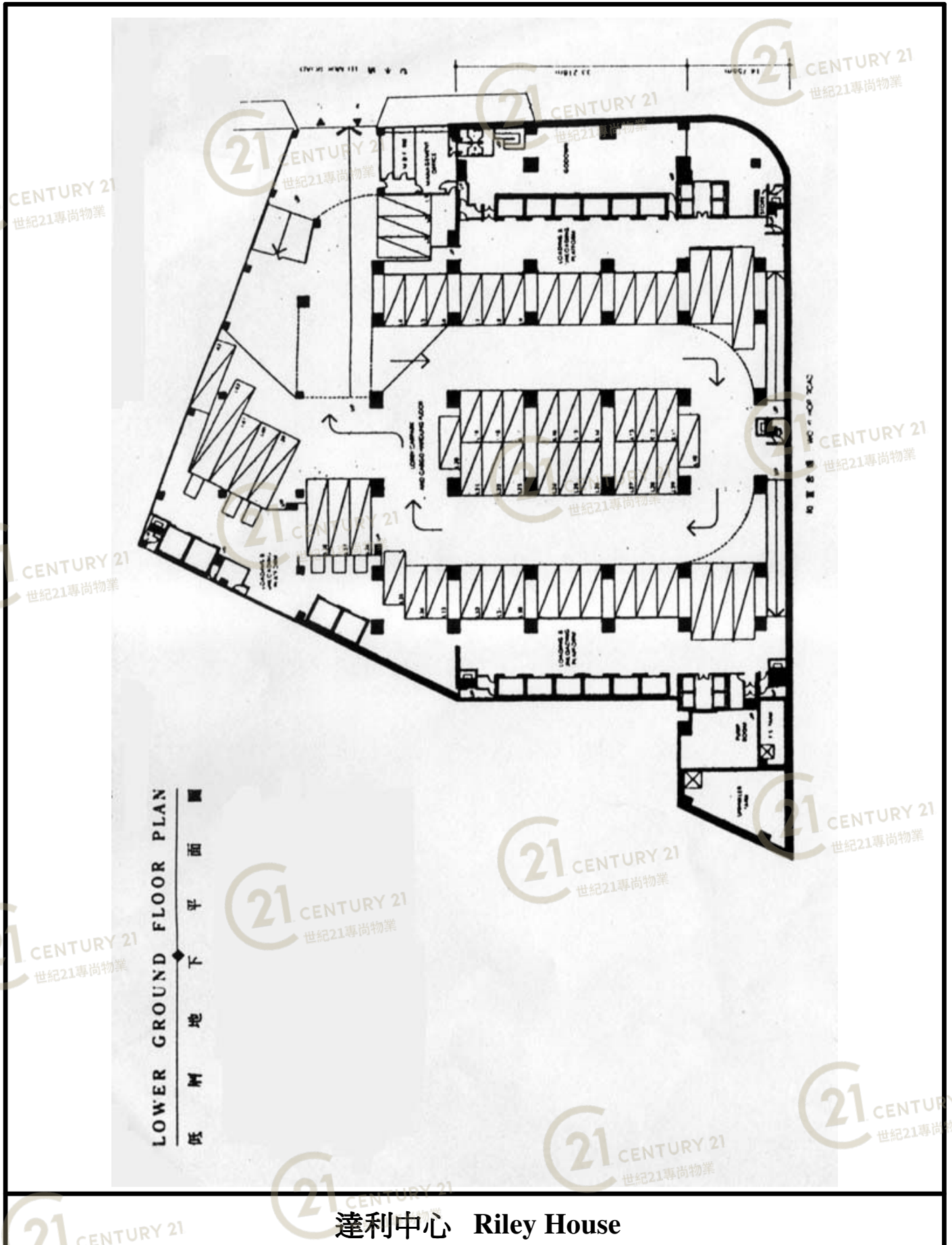
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Floor Plan

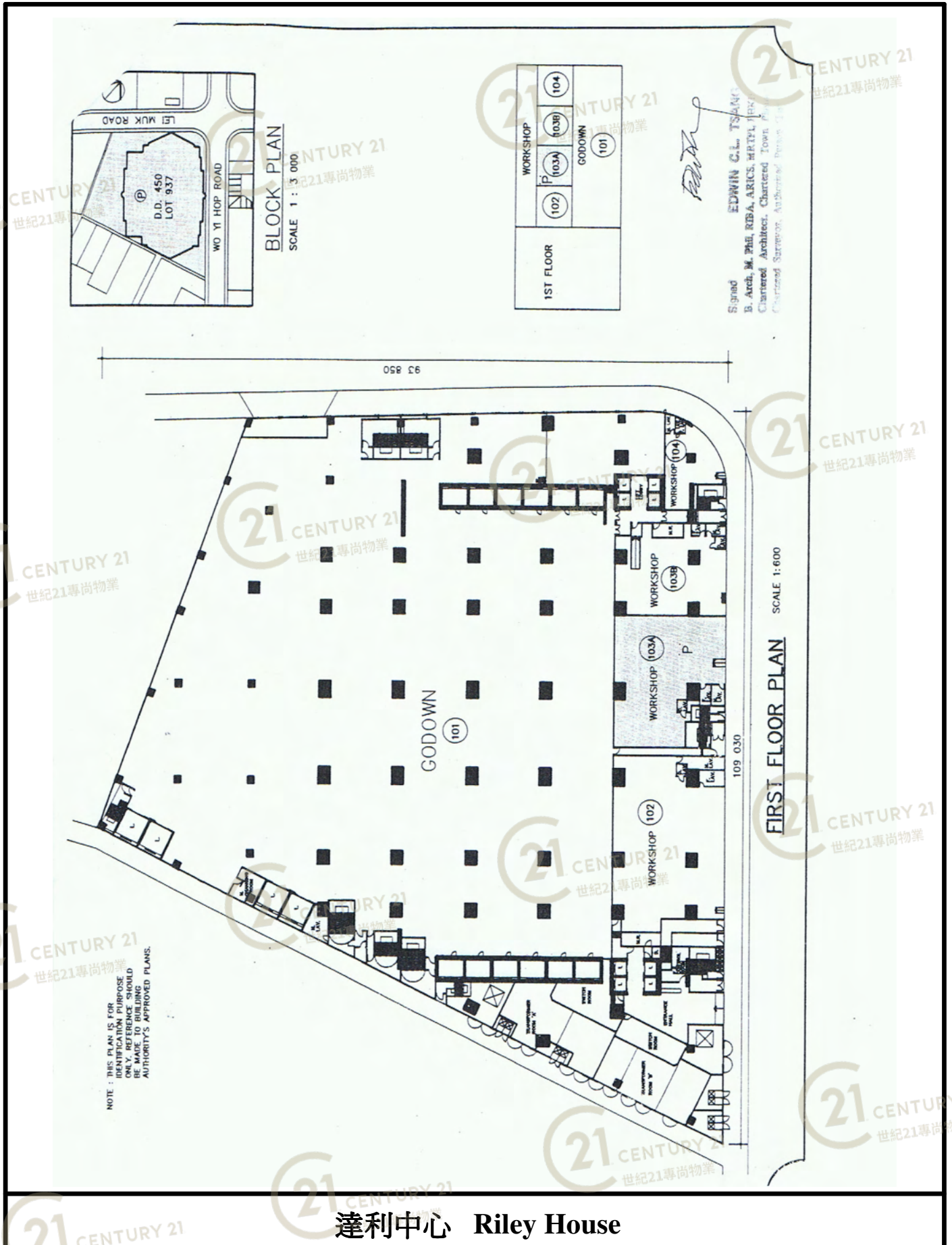


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平面圖

Floor Plan



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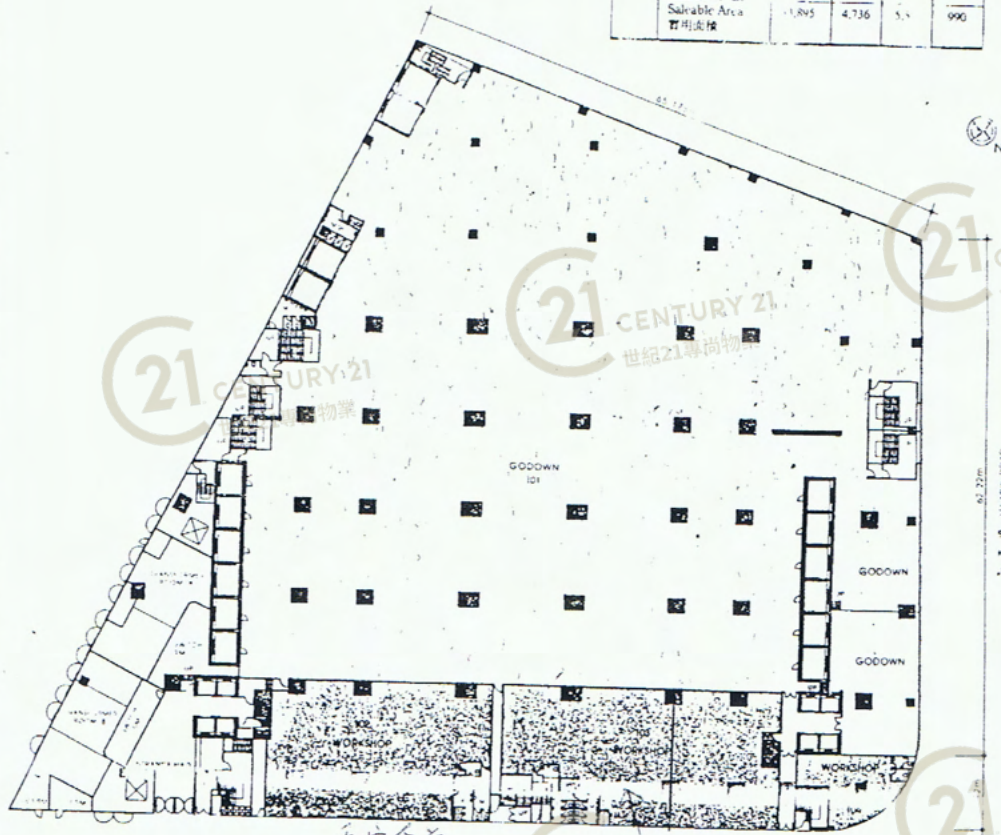
平面圖

FLOOR PLAN

FIRST FLOOR PLAN

樓 平 面 圖

Floor	樓	Area (sq. ft.)	樓面面積 (sq. ft.)	Workshop / 工廠
1/F	1樓	3553	3143	4
Gross Floor Area		60,937	5,366	6,241
建築面積				1,120
Saleable Area		1,895	4,736	5,3
實用面積				990



1/F

GROSS 3553 ft²
NET 3143 ft²

For Identification purpose only.

Floor 層數	01/F 01樓	Name of Bldg. 大廈名稱	RILEY HOUSE 達利中心
Address 地址	88 Lei Muk Road, Kwai Chung, New Territories 新界葵涌梨木道88號		

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Floor Plan



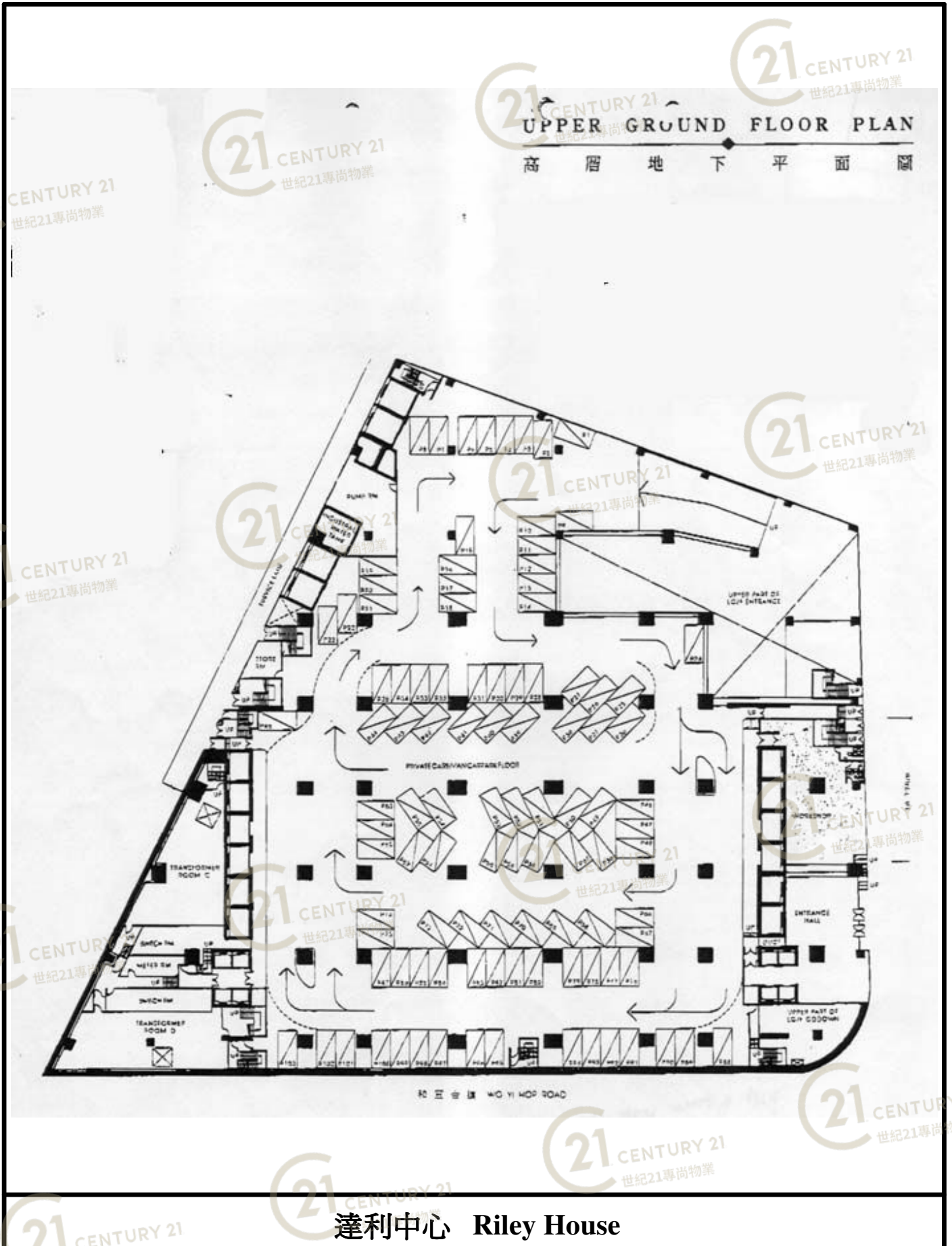
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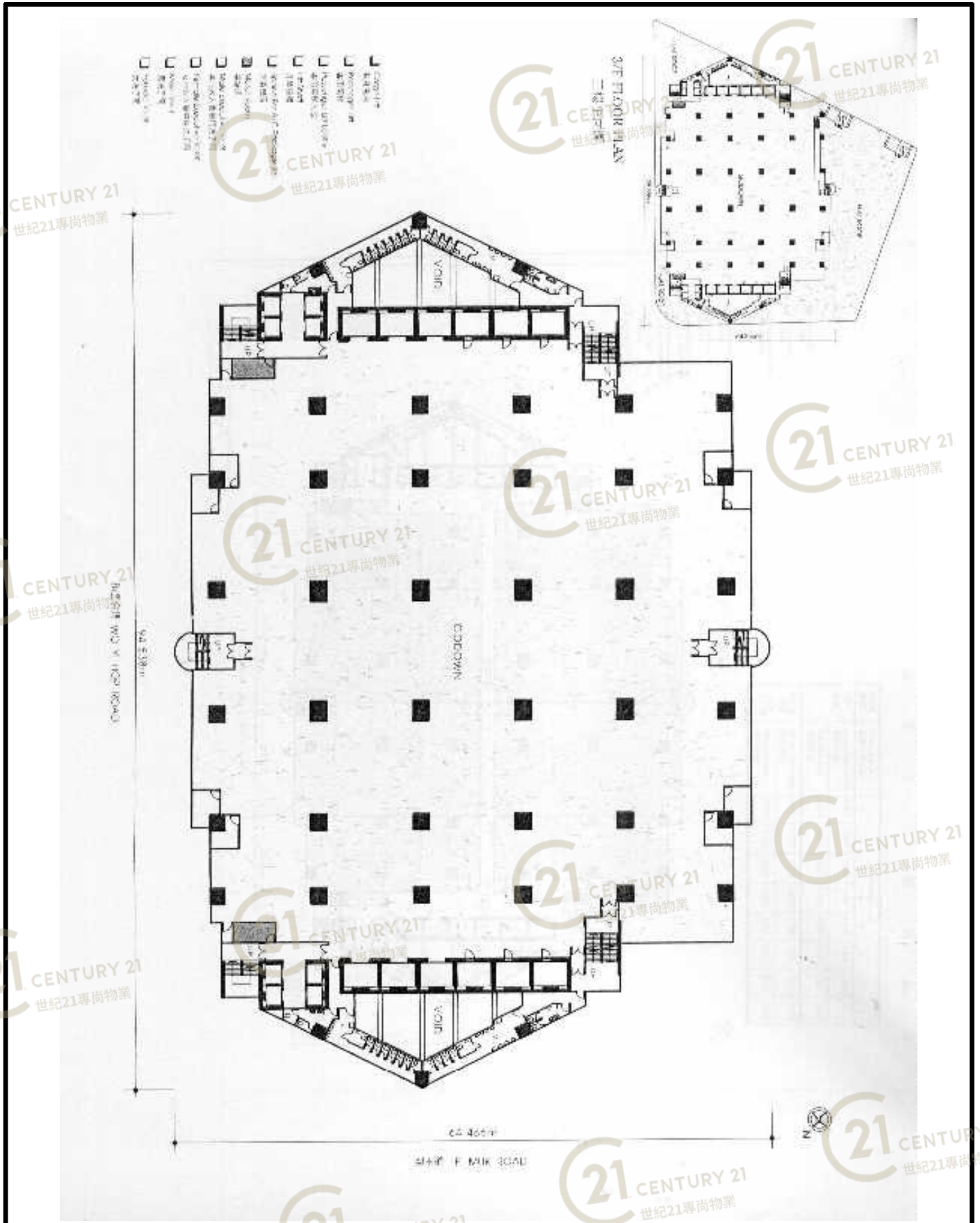
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Floor Plan

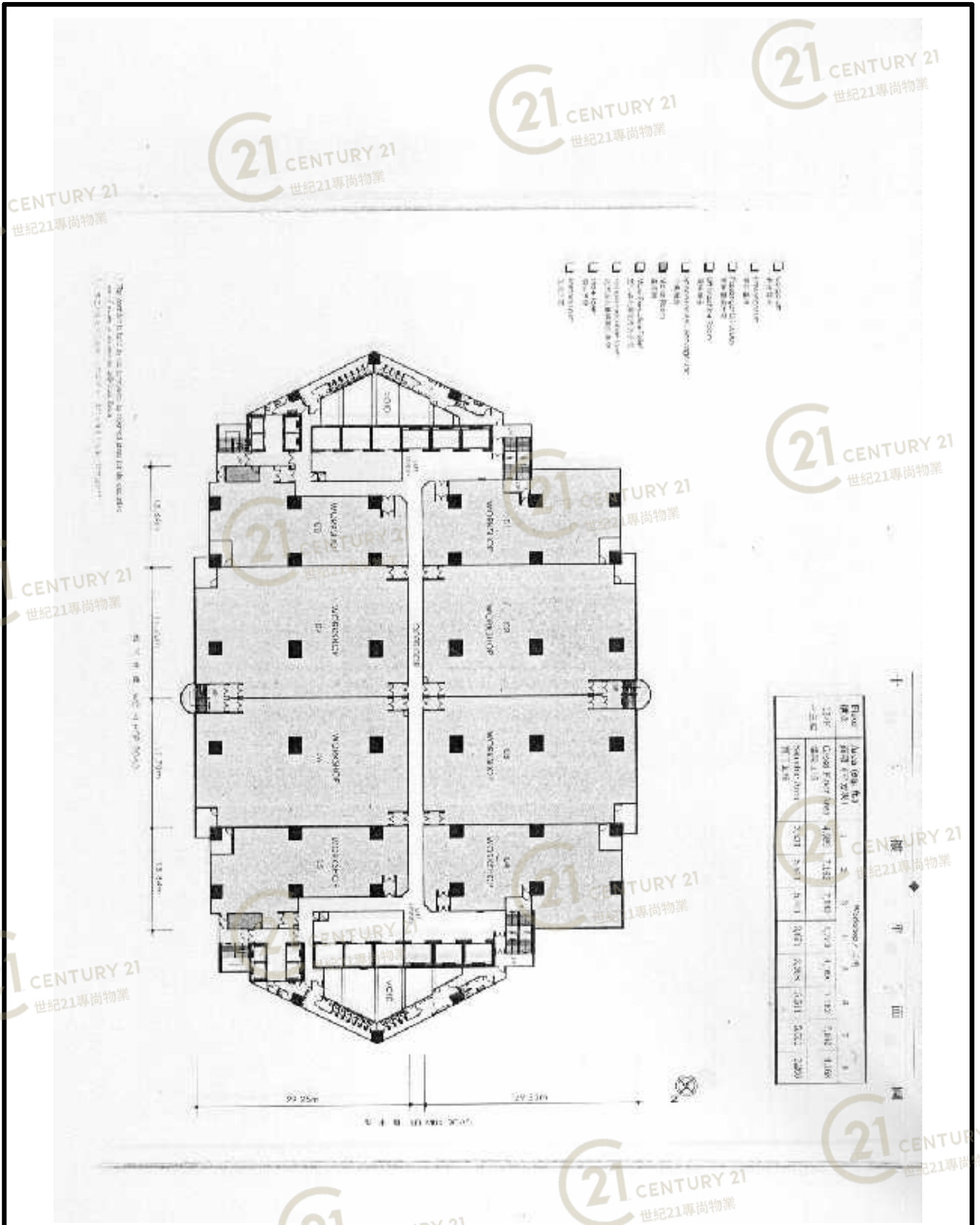


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外觀圖

Building Outlook



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