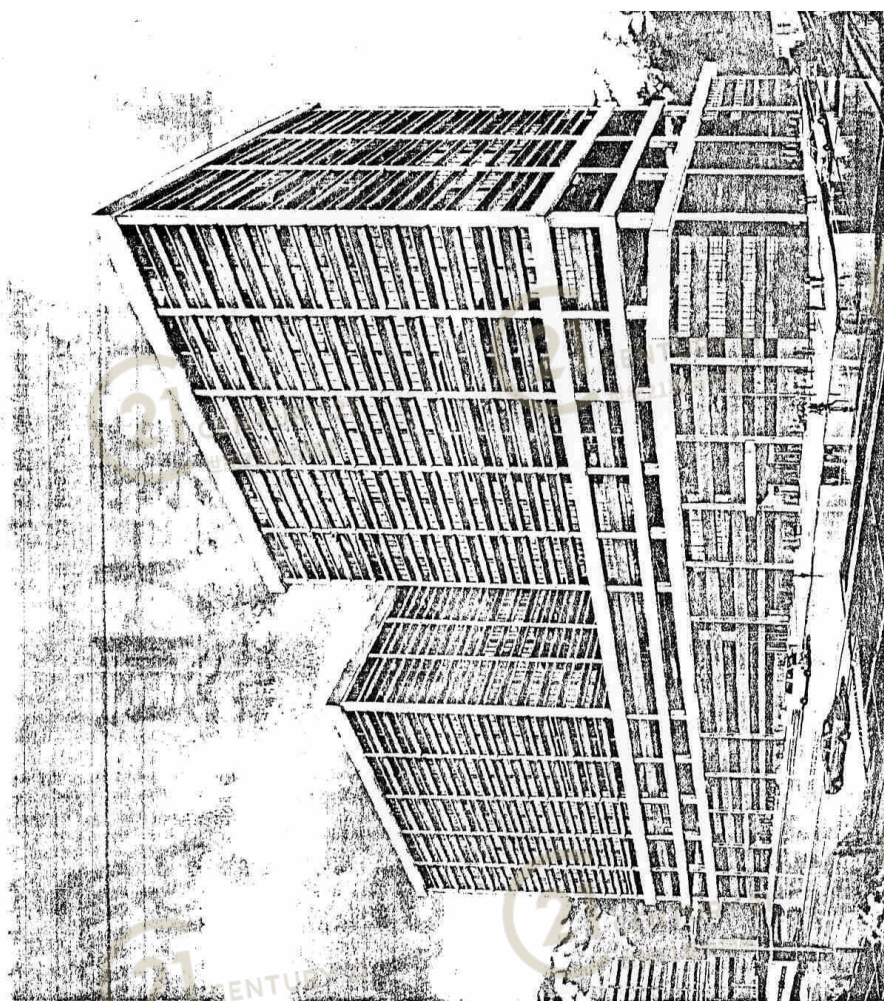




沙田·金豪工業大廈

沙田是香港新市鎮之一，建立一個自給自足的衛星城市為目的。估計至八零年代末期，該區將為五十萬人口提供居住，工業及社區等設施。

沙田新市鎮位於新界沙田區內，亦即處於城門公園的西面。

金豪工業大廈位於沙田區內，與提供工業界住宅設施及服務的主要公路、鐵路、市中心及屋邨均為近鄰。

金豪工業大廈為一座高級的工業樓宇，具備一流設備，特別適合工業需求。

Shatin and the KinHo Industrial Building

Shatin New Town, already well-developed, is designed as a self-contained urban satellite town providing housing, employment and community facilities for some 500,000 people by the late 1980's.

Located in the historic Shatin valley, this cellular city concentrated along the Shing Mun River stands astride the transport routes which converge there.

The KinHo Industrial Building is located at Fo Tan, just off the main trunk road and railway line, close to the town centre and the largest of the high-density housing estates.

All the facilities and services required by industry are provided close at hand. The KinHo Industrial Building has been designed as a high grade building, providing excellent facilities for industrial users.

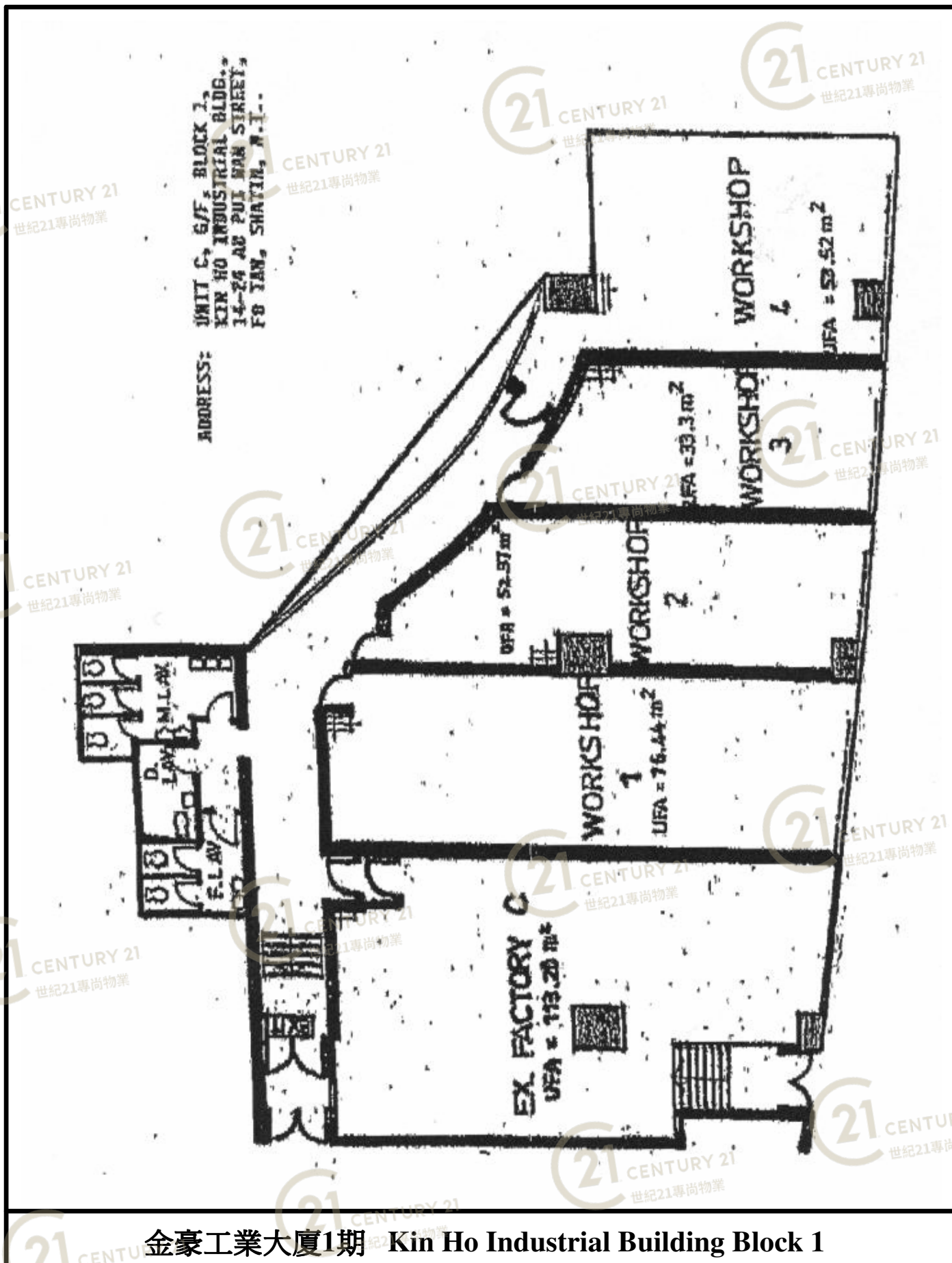
金豪工業大廈1期 Kin Ho Industrial Building Block 1

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

圖中所有數據比例，一概只作參考之用

平面圖

Floor Plan



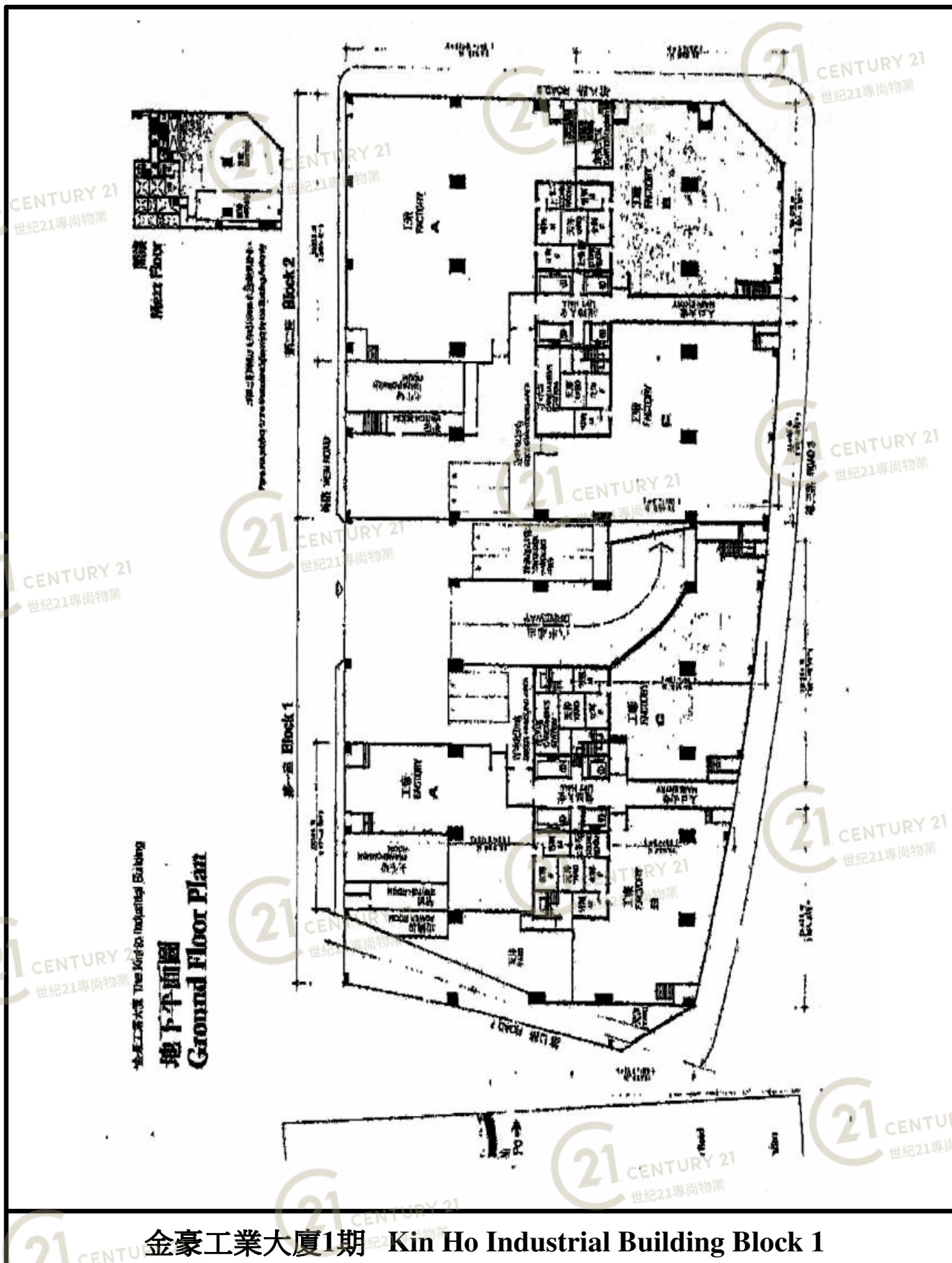
金豪工業大廈1期 Kin Ho Industrial Building Block 1

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平面圖

Floor Plan



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金豪工業大廈 The KinHo Industrial Building

特色及設備 Features & Facilities

大廈
本大廈共分兩座，總高十八層，底下三層為平台。

入口
兩座地下均有主要入口，直達每座電梯走廊。在兩座中央，有汽車路可直達停車場及貨物起卸處。

停車場
底層可供兩輛40呎長貨車及四輛貨車停泊；一樓可供四輛貨車；二樓可供貨車三十輛及小型客貨車三輛；三樓可供貨車八輛。

在停車場內，貼近貨物升降機，可供作起卸貨物用的單位，在各層的分布情形如下：底層四個，一樓四個，二樓十個及三樓八個。

升降機
每座均有三部貨物升降機及一部客貨兩用升降機。

貨物升降機的載重量為6,000磅/4,500磅。客貨兩用升降機之載重量為3,500磅。

各層承載力
地下 (底下車心) 300磅/方呎
一樓 (停車場) 300磅/方呎
二樓 150磅/方呎
三樓 100磅/方呎
四至十七樓 (天台) 100磅/方呎

電力供應
每座底層均有變壓器可裝置1500KVA變壓器。(本公司並代各廠戶由地下電掣房裝置公用電巴至各層廠戶)。

洗手間設備
每座的地下至三樓均有男廁及女廁各三間；四樓至十七樓均有四間男廁及女廁。

The building
Two towers rising to 18 storeys above a 3-storey podium level.

Entry
Two principal entries at ground floor level — 1 to the lift lobby in each block.

Vehicle access
Vehicular access ramp to parking spaces and loading/unloading bays is located between Blocks 1 and 2, opening from the rear access road.

Parking
Spaces are provided for two 40-foot containers (on trailers) and 4 lorries at ground level; 4 lorries at 1st floor level; 30 lorries and 33 light vans at 2nd floor level and 8 lorries at 3rd floor level.

Of these lorry spaces, 4 at ground floor, 4 at 1st floor, 10 at 2nd floor and 8 at 3rd floor are loading/unloading bays giving direct access to the cargo lifts.

Lifts
Each block is served by 3 cargo lifts plus 1 passenger/cargo lift.

The cargo lifts are 6,000 lbs/4,500 lbs capacity and the passenger/cargo lift 3,500 lbs.

Floor loadings
Ground floor — (on hard core) 300 lbs/sq.ft.
1st floor — (carpark) 300 lbs/sq.ft.
2nd floor — 300 lbs/sq.ft.
3rd floor — 150 lbs/sq.ft.
4th to 17th floors — 100 lbs/sq.ft.

Power supply
Incoming supply connected to the building with transformer room, accommodating up to three 1500 KVA transformers, located on the ground floor of each block, with a TPN tenant supply available to all floors.

Toilet facilities
In each block: 3 sets of male and female lavatories are located on ground, 1st and 3rd floors; 4 sets on 4th to 17th floors.

防火設備
大廈內通設自動花灑滅火系統及連接總控制室之警鐘。同時，地下至三樓的廚房及內廳至十七樓的走廊均設有滅火龍頭及水喉。

飯堂
在第二座附設設有可供222人進膳的飯堂。

管理處
每座地下均有管理處。

外牆
鋪上高級玻璃紙皮石。

大堂入口
大堂牆身為雲石，地面鋪砌花崗石，並有假天花及隱藏式燈光照明設備。

走廊及電梯大堂
牆壁用光面紙皮，地板則用三合土。

門
工場大門均為實心木製成。

窗
全座均裝有雙層鋼窗，並特設氣窗於窗頂。

洗手間
採用高級器具，地台鋪砌紙皮石，牆身亦鋪砌磁磚。

其他
各單位均備有獨立水錶及郵政信箱。

Fire equipment
Automatic sprinkler system throughout with alarms connected to master control panel. Hose reels in all factory spaces on ground to 3rd floors and in corridors on 4th to 17th floors.

Canteen
A 222-seat canteen is located on the mezzanine floor in Block 2.

Caretaker
A caretaker station is located on the ground floor of each block.

External walls
Finished with high quality glass mosaic tiles.

Entrance lobby
Lobbies finished with marble wall tiles and granite slab floors.

Corridors and lift lobbies
Suspended ceilings with recessed lighting. Walls — plaster rendered and gloss painted; Floors — cement screed.

Doors
Solid core veneered main entrance doors for workshop units.

Windows
Glazed, steel frame windows — double casement with opening light above — fitted throughout the building.

Lavatories
Imported porcelain sanitary fixtures; mosaic tile flooring and ceramic wall tiles.

Miscellaneous
Individual water meter and aluminium mail box provided for each unit.

材料及裝修 Materials & Finishes

金豪工業大廈1期 Kin Ho Industrial Building Block 1

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

圖中所有數據比例，一概只作參考之用

平面圖

Floor Plan

金豪工業大廈1期 The Kin Ho Industrial Building

剖面圖 Section

第一座 Block 1

11'-0"	100磅/方呎 5 KPA	十七樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	十六樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	十五樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	十四樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	十三樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	十二樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	十一樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	十樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	九樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	八樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	七樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	六樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	五樓	11'-0"
11'-0"	150磅/方呎 7.5 KPA	四樓	11'-0"
25'-7"	300磅/方呎 15 KPA	三樓	25'-7"
17'-4"	貨物起卸處 及停車場 GOODS HANDLING AREA & CAR PARK	二樓	17'-4"
26'-3"	300磅/方呎 15 KPA	一樓	26'-3"
17'-2"	地下實心 ON HARD CORE	地下	11'-6" 食堂 CANTINEEN 13'-1"

第七路
ROAD 7

第二座 Block 2

11'-0"	十七樓	11'-0"
11'-0"	十六樓	11'-0"
11'-0"	十五樓	11'-0"
11'-0"	十四樓	11'-0"
11'-0"	十三樓	11'-0"
11'-0"	十二樓	11'-0"
11'-0"	十一樓	11'-0"
11'-0"	十樓	11'-0"
11'-0"	九樓	11'-0"
11'-0"	八樓	11'-0"
11'-0"	七樓	11'-0"
11'-0"	六樓	11'-0"
11'-0"	五樓	11'-0"
11'-0"	四樓	11'-0"
25'-7"	三樓	25'-7"
17'-4"	二樓	17'-4"
26'-3"	一樓	26'-3"
11'-6" 食堂 CANTINEEN 13'-1"	地下	

第八路
ROAD 8

建築及工程師:
羅旭瑞建築師事務所
Architect and Engineers:
Y.S. Lo & Associates
建築師:
百利保策劃管理有限公司
Project Managers:
Paliburg Project
Management Limited

金豪工業大廈1期 Kin Ho Industrial Building Block 1

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平面圖

Floor Plan

GENERAL INFORMATION

Name of Building : Kin Ho Industrial Building (Block 2)
 Type of Building : Industrial
 Location : Fo Tan, Shatin, N.T. (S.T.T.L. 65, 66)
 Memorial Number : -
 Former Leaseholder : Crown Land
 Current Leaseholder : Shui Kay Co. Ltd
 Site Area : -
 Date of acquisition : -
 Price of acquisition : -
 Land Price/sq. ft. : -
 Amount Mortgaged (if any) : -
 Mortgagee : Paliburg Estate Agents Ltd
 Developer (if different from Leaseholder) : -
 Total Number of Units : 334
 Residential : -
 Commercial : -
 Industrial : 334
 Number of Storey : 18

Term of years : 14 years
 Date of first sale : March 19, 1983
 Date of Completion : Completed
 Number of units sold (if any) : 30%
 Construction Progress : Completed
 Architect : Y. S. Lo & Associates
 Contractor : Shui On Construction Co. Ltd

Sold Units

TYPE	Gross Area	Usable Area	Percentage Sold
COMMERICAL	-	-	-
INDUSTRIAL	71,262 sq. ft.	49,883 sq. ft.	30%
RESIDENTIAL	-	-	-
TOTAL	71,262 sq. ft.	49,883 sq. ft.	30%

TYPE	Gross Area	Usable Area	Total List Price	Average Price/sq. ft.	Highest/Lowest Price/sq. ft.	Size of Units
COMMERICAL	-	-	-	-	-	-
INDUSTRIAL (Block 2)	237,540 sq. ft. (11,780 sq. ft.)*	166,278 sq. ft. (11,780 sq. ft.)*	HK\$47,986,000	HK\$201 **	HK\$217/ HK\$180	640 sq. ft. to 920 sq. ft.
TOTAL	237,540 sq. ft. (11,780 sq. ft.)*	166,278 sq. ft. (11,780 sq. ft.)*	HK\$47,986,000	-	-	-

* Roof and Flat Roof
** Excluding units with Roof or Flat Roof

金豪工業大廈1期 Kin Ho Industrial Building Block 1

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平面圖

Floor Plan

Name of Building 大廈名稱
Kin Ho Industrial Building
(Block 2)

PRICE LIST 價目表

Location 地址
Po Tan, Shatin, N.T.
(S.T.T.L. 65 & 66)

座 BLOCK	A		B-I		J		K-L	
樓面面積 GA(sq. ft)	920	每呎平均價 AP/sq. ft	706	每呎平均價 AP/sq. ft	727	每呎平均價 AP/sq. ft	640	每呎平均價 AP/sq. ft
實用面積 UA(sq. ft)	644	(折實價) @ -% Dis	494	(折實價) @ -% Dis	509	(折實價) @ -% Dis	448	(折實價) @ -% Dis
4/F-5/F	HK\$194,600	HK\$212	HK\$144,000	HK\$204	HK\$154,100	HK\$212	HK\$130,100	HK\$203
6/F-7/F	192,300	209	142,300	202	152,300	209	128,400	201
8/F-9/F	190,000	207	140,500	199	150,500	207	126,800	198
10/F-11/F	187,700	204	138,800	197	148,700	205	125,200	196
12/F-13/F	185,400	202	137,000	194	146,900	202	123,600	193
14/F-15/F	183,000	199	135,200	192	145,000	199	121,900	190
16/F	180,500	196	133,200	189	143,000	197	115,300	180
17/F	208,900	227	152,100(B)	215	172,800	238		
(+ Roof & Flat Roof)	R:484		153,300(C-I)	217	R:516			
	FR:449		R:471 (B)		FR:456			
			R:502 (C-I)					

座 BLOCK	M		N-U		V		W-X	
樓面面積 GA(sq. ft)	727	每呎平均價 AP/sq. ft	706	每呎平均價 AP/sq. ft	920	每呎平均價 AP/sq. ft	640	每呎平均價 AP/sq. ft
實用面積 UA(sq. ft)	509	(折實價) @ -% Dis	494	(折實價) @ -% Dis	644	(折實價) @ -% Dis	448	(折實價) @ -% Dis
4/F-5/F	HK\$157,800	HK\$217	HK\$147,900	HK\$209	HK\$196,900	HK\$214	HK\$130,900	HK\$205
6/F-7/F	156,000	215	146,200	207	194,600	212	129,300	202
8/F-9/F	154,200	212	144,400	205	192,300	209	127,700	200
10/F-11/F	152,400	210	142,700	202	190,000	207	126,100	197
12/F-13/F	150,600	207	140,900	200	187,700	204	124,500	195
14/F-15/F	148,700	205	139,100	197	185,400	202	122,900	192
16/F	146,700	202	137,100	194	182,900	199	120,500	188
17/F	176,500	243	157,200(N-T)	223	211,300	230		
(+ Roof & Flat Roof)	R:516		156,000(U)	221	R:484			
	FR:456		R:502(N-T)		FR:449			
			R:471(U)					

Explanatory Notes :

GA : Gross Area
UA : Usable Area = Gross Area x 0.70
R : Roof
FR : Flat Roof
APF : Average Price per square foot per floor
AP/sq.ft. : Average Price per square foot = $\frac{\text{List Price}}{\text{Gross Area}}$

金豪工業大廈1期 Kin Ho Industrial Building Block 1

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平面圖

Floor Plan

COMPARATIVE ANALYSIS ON BUILDINGS IN SIMILAR LOCATION

Name of Building	Kin Ho Industrial Bldg. (Block 1)	Kin Ho Industrial Bldg. (Block 2)
Location	Fo Tan, Shatin, N.T. (S.T.T.L. 65, 66)	Fo Tan, Shatin, N.T. (S.T.T.L. 65, 66)
Date of first sale	October 2, 1981 (Vol. 2 No. 305)	March 19, 1983 (Vol. 4 No. 065)
Gross Area (sq. ft.)	237,540 (11,780)*	237,540 (11,780)*
Usable Area (sq. ft.)	154,401 (11,780)*	166,278 (11,780)*
Total List Price (HK\$)	\$95,959,600 (76,767,680)**	\$47,986,000
Average Price per sq. ft. (HK\$)	\$401 (321)**	\$201
Highest/Lowest Price per sq. ft. (HK\$)	\$434 (348)** / \$360 (289)**	\$217 / \$180
Size of Unit (sq. ft.)	640 to 920	640 to 920
* Roof and Flat Roof ** Less 20%		* Roof and Flat Roof

特惠首期付款辦法：

- 首期一成(10%)於簽訂後七天內付清。(即可入伙)
- 樓價二成(20%)於簽署臨時成交書日起計六十天內分兩期平均清付。
- 樓價七成(70%)於簽署臨時成交書日起計九十天內付清。

第二座 電巴費

單位	A及V	B千J/M千U	K.L.W及X
四樓至八樓	3500	2700	2400
九樓至十二樓	3900	3000	2700
十三樓至十六樓	4300	3300	3000
十七樓	5000	3900	—

經銷處：

百利保物業代理有限公司
Paliburg Estate Agents Limited
 香港中環皇后大道中121號及中環德輔道中20號
 電話：5-432567, 5-432588, 5-431731
 傳真：5-432567, 5-432588, 5-431731

金豪工業大廈1期 Kin Ho Industrial Building Block 1

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平面圖

Floor Plan

金豪工業大廈
第二期

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
17樓	\$726	\$528	\$528	\$528	\$528	\$528	\$528	\$528	\$528	\$594	***	***	***	\$528	\$528	\$528	\$528	\$528	\$528	\$528	\$528	\$726	***	***
16樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
15樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
14樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
13樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
12樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
11樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
10樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
9樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
8樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
7樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
6樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
5樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
4樓	\$594	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$396	\$396	\$396	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$594	\$396	\$396
3樓	\$2,574	\$3,036	\$1,650	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
3樓上多房	\$264	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
1樓	\$6,336	\$8,382	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
1樓上多房	\$264	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
閣樓	\$4,092	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
G樓	\$7,062	\$4,884	\$5,280	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***

金豪工業大廈1期 Kin Ho Industrial Building Block 1

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平面圖

Floor Plan

金豪工業中心1期地庫

UNIT	USABLE FLOOR AREA	RENTAL PER UNIT	SELL PRICE PER UNIT
EX. FACTORY (內廠)	113.20M ² (1232.8 SQ.FT.)	\$25,000/MTH	\$4,350,000
WORKSHOP 1	76.44M ² (832.5 SQ.FT.)	\$17,000/MTH	\$2,950,000
WORKSHOP 2	52.37M ² (570.3 SQ.FT.)	\$12,000/MTH	\$2,020,000
WORKSHOP 3	33.30M ² (362.7 SQ.FT.)	\$7,500/MTH	\$1,300,000
WORKSHOP 4	53.52M ² (582.9 SQ.FT.)	\$12,000/MTH	\$2,100,000

金豪工業大廈1期 Kin Ho Industrial Building Block 1

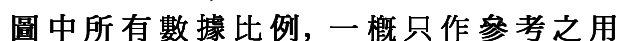
NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

圖中所有數據比例，一概只作參考之用

Floor Plan



Floor Plan

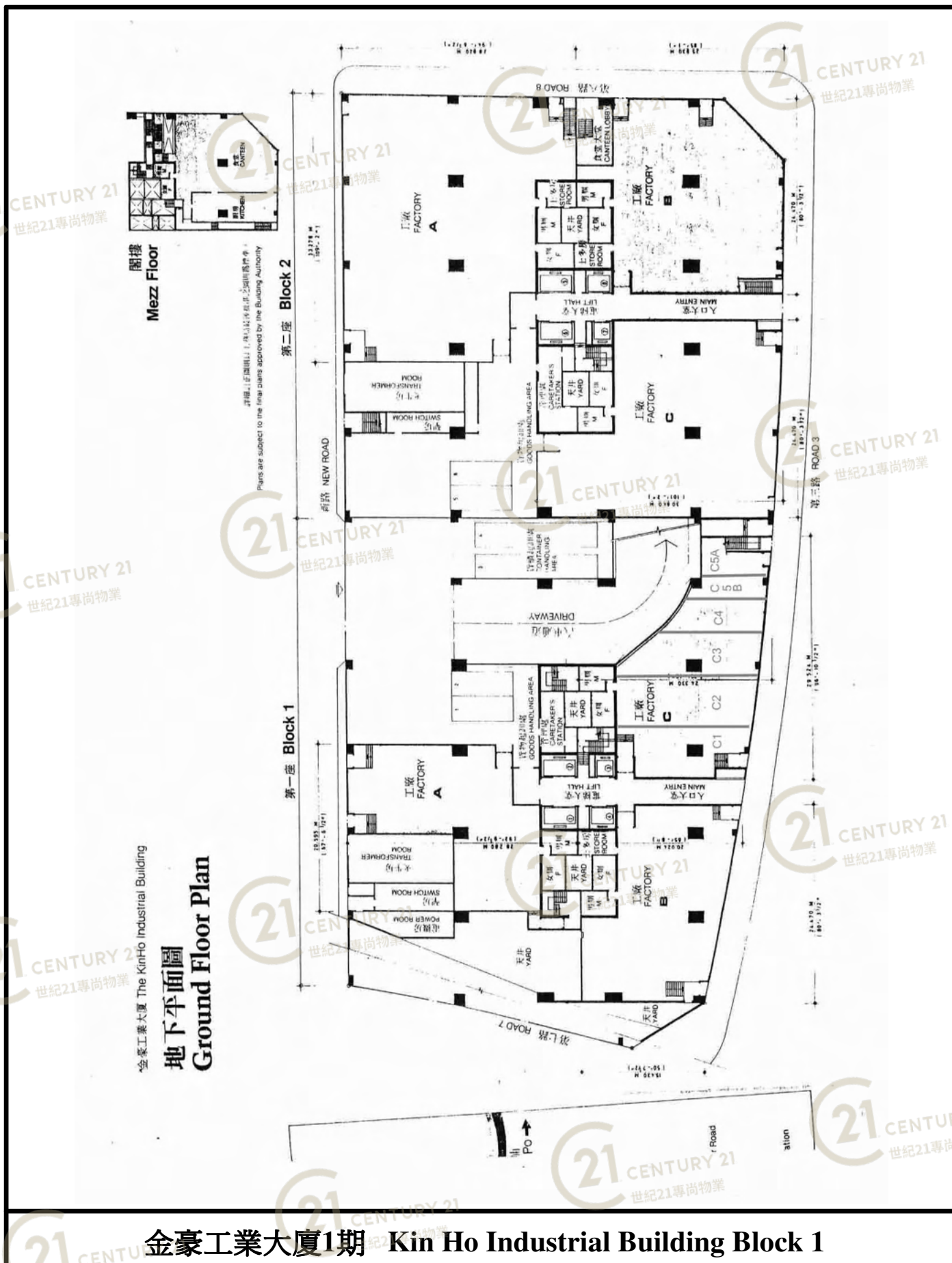


Floor Plan



平面圖

Floor Plan

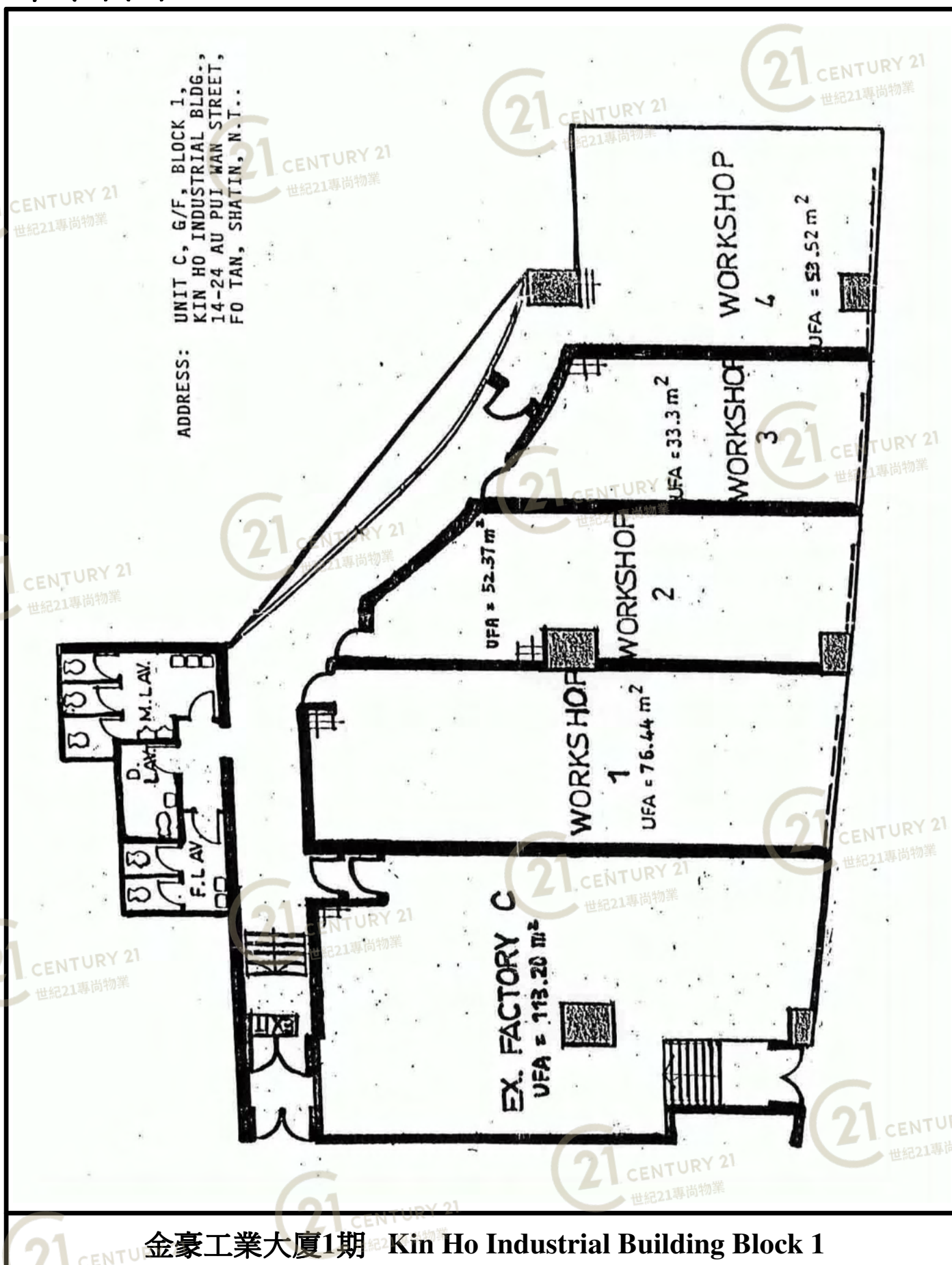


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平面圖

Floor Plan



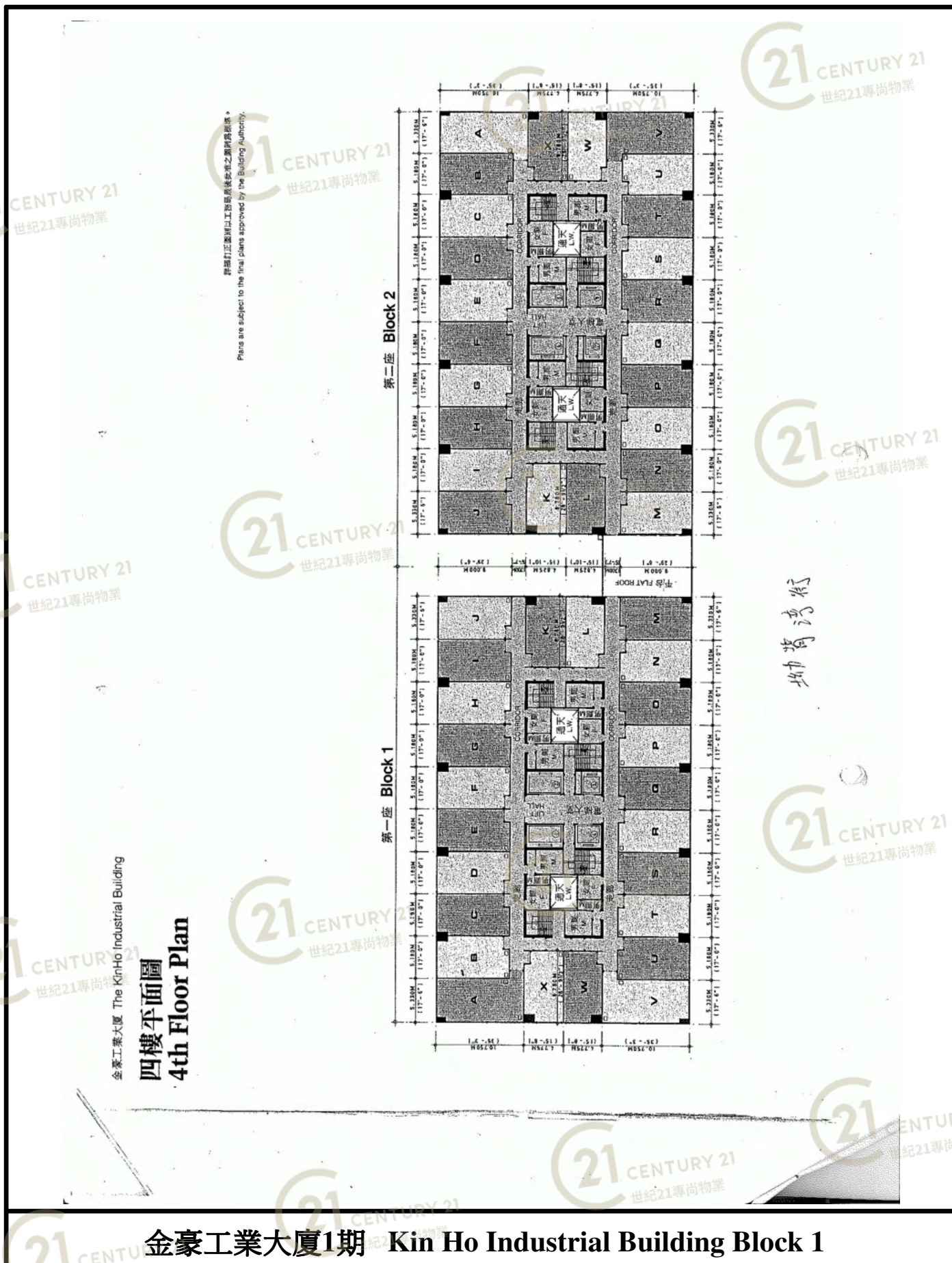
金豪工業大廈1期 Kin Ho Industrial Building Block 1

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平面圖

Floor Plan



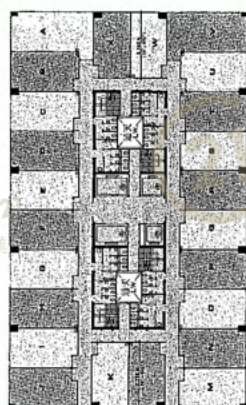
金豪工業大廈1期 Kin Ho Industrial Building Block 1

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平面圖

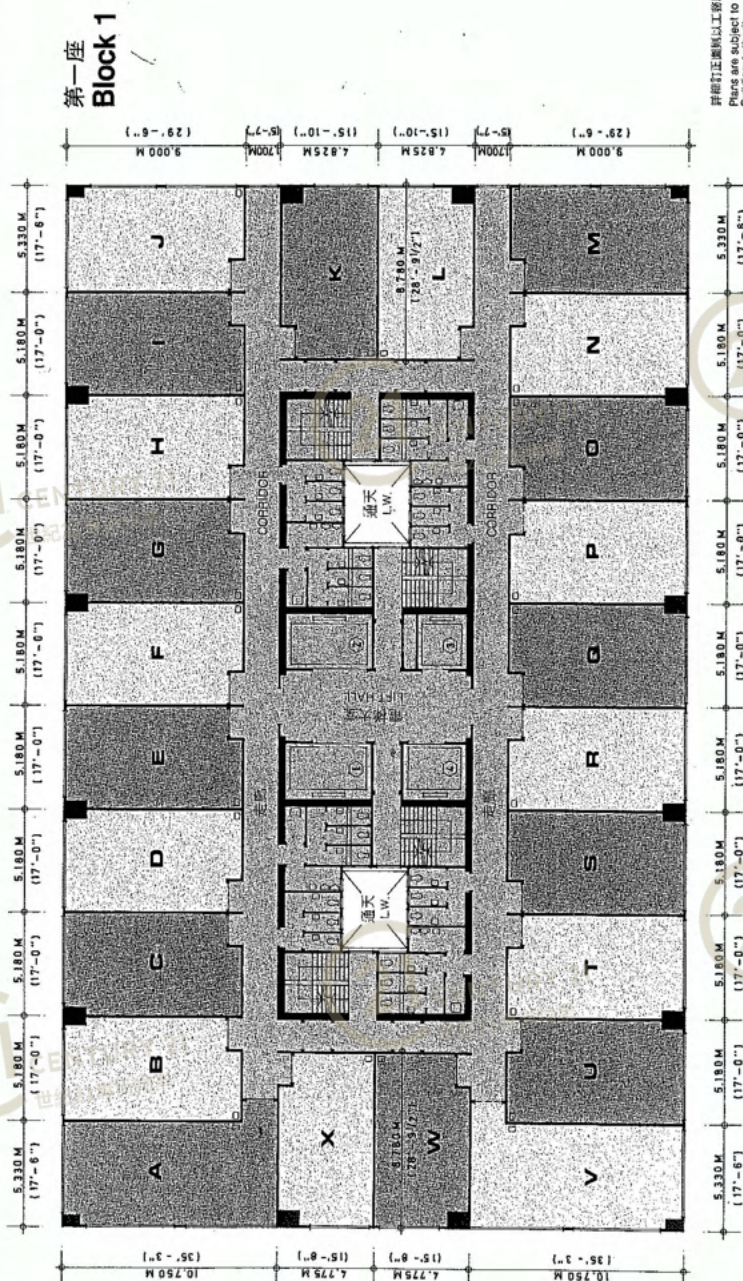
Floor Plan



第二座
Block 2

金豪工業大廈 The Kin Ho Industrial Building

五樓至十六樓平面圖 5th - 16th Floor Plan



詳細訂正圖則以工務局最後批准之圖則為準。
Plans are subject to the final plans approved by the Building Authority.

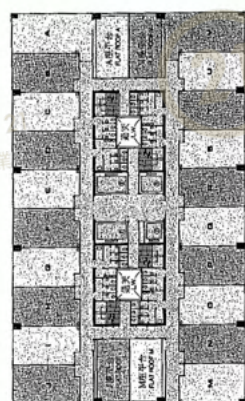
金豪工業大廈1期 Kin Ho Industrial Building Block 1

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

圖中所有數據比例，一概只作參考之用

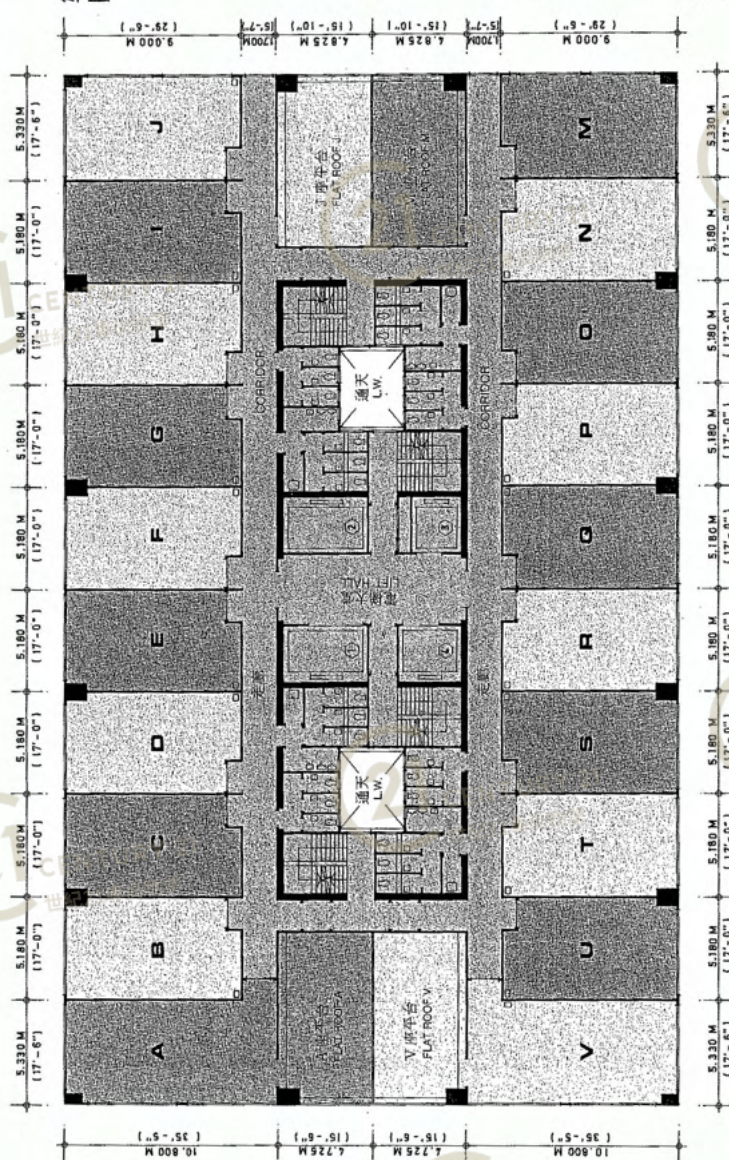
平面圖

Floor Plan



第二座
Block 2

第一座
Block 1



此圖乃正圖(以工務局批准之圖則為準)
Plans are subject to the final plans approved by the Building Authority.

金豪工業大廈 The KinHo Industrial Building

十七樓平面圖
17th Floor Plan

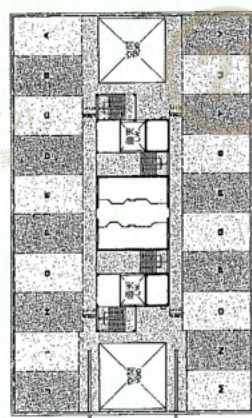
金豪工業大廈1期 Kin Ho Industrial Building Block 1

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圖中所有數據比例，一概只作參考之用

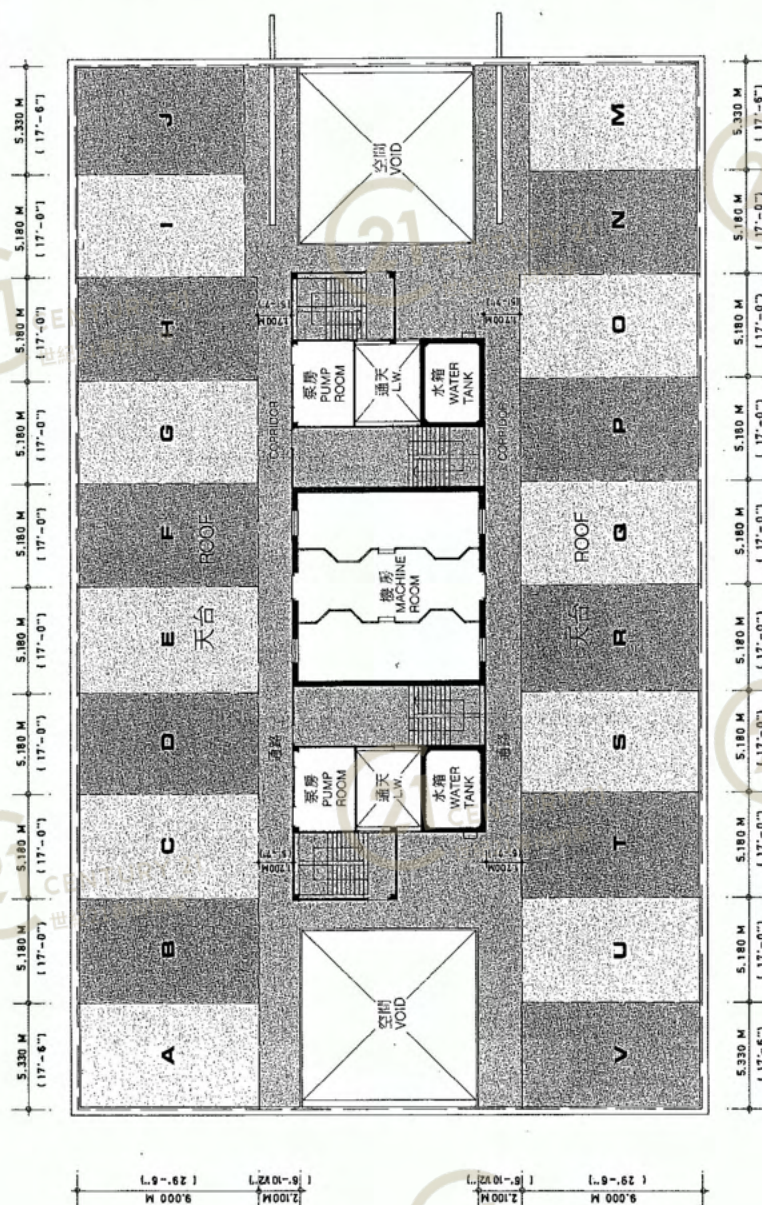
平面圖

Floor Plan



第二座
Block 2

第一座
Block 1



金豪工業大廈 The KinHo Industrial Building

天台平面圖
Roof Floor Plan

金豪工業大廈1期 Kin Ho Industrial Building Block 1

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外觀圖

Building Outlook



金豪工業大廈1期 Kin Ho Industrial Building Block 1

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外觀圖

Building Outlook



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外觀圖

Building Outlook



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