



本署編號 OUR REF: PSU/SC/85 IV

18 December 1986

來函編號 YOUR REF:

Jean Chris,

Valuation of Civil Service
Non-Departmental Quarters

At the Pay Level Survey Advisory Committee meeting held on 15 December the Staff Side representatives of the Senior Civil Service Council requested that the Rating and Valuation Department's comments be sought on the valuation of non-departmental quarters undertaken for the Consultants by Jones Lang Wootton.

I can now confirm that the Rating and Valuation Department's valuation is generally lower than that by Jones Lang Wootton, as follows -

(1)	(2)	(3)	(4)	(5)
<u>Grade of Quarter</u>	<u>Number of units valued</u>	<u>Average monthly rental value as assessed by Jones Lang Wootton</u>	<u>Average monthly rental value as assessed by Rating and Valuation Department</u>	<u>Percentage by which the R&VD valuation (4) is less than the JLW valuation (3)</u>
		\$	\$	%
A	174	37,043	27,644	-25
B	845	26,633	22,144	-17
C	491	22,334	18,419	-18
CD	208	17,341	14,353	-17
D	222	12,291	10,097	-18
E	3	14,500	10,000	-31

/Details ...

Mr Christopher K.K. Wong, JP
Secretary-General
Standing Commission on Civil Service
Salaries and Conditions of Service
Room 1801, 18th floor
Admiralty Centre, Tower 1
18 Harcourt Road
Hong Kong

----- Details are attached.

I do not think that the Administration can comment on the Rating and Valuation Department's figures. They represent yet another professional valuer's views.

In the final analysis, it is a matter for the Standing Commission to decide whether or how the two sets of valuation should be reconciled.

Guns etc.

Dominic

(Dominic S.W. Wong)
for Secretary for the Civil Service

SUMMARY OF VALUES IN "GRADE" ORDER

HONG KONG

(August 1986)

Grade	Number of Units	Location	Area		Jones Lang Wootton Monthly Rental Value Per Unit	Rating and Valuation of Department Opinion of Rental Value Per Unit
			sq. ft.	sq. m.		
A	23	11 Mansfield Road, The Peak	2,734	254,000	HK\$38,000.00	HK\$31,000
A	64	Mt. Nicholson Gap, 103 Mt. Nicholson Road, The Peak	2,734	254,000	40,000.00	28,000
A	14	Mt. Nicholson Gap, 103 Mt. Nicholson Road, The Peak	2,508	233,000	36,000.00	24,000
A	2	Mt. Nicholson Gap, 103 Mt. Nicholson Road, The Peak	1,851	172,000	27,000.000	20,000
A	13	MacDonnell House, 6-8 MacDonnell Road, Mid-Levels	2,260	210,000	34,000.00	31,000
A	8	Cloudridge, 30 Plunketts Road, The Peak	2,519	234,000	37,000.00	33,000
A	1	Peak Pavillions, 12 Mt. Kelllett Rd, The Peak	3,035	282,000	40,000.00	29,000
A	10	Peak Pavillions, 12 Mt. Kelllett Rd, The Peak	3,504	333,000	46,000.00	30,000

Grade	Number of Units	Location	Area		Jones Lang Wootton Monthly Rental Value Per Unit	Rating and Valuation Department Opinion of Rental Value Per Unit
			sq. ft.	sq.m.		
A	1	47 Sassoon Road, Pokfulam	2,519	234.00	HK\$30,500.00	HK\$27,000
A	1	47 Sassoon Road, Pokfulam	2,745	255.00	33,000.00	29,000
A	12	Leighton Hill, 16 Link Road, Happy Valley	3,864	259.00	38,500.00	27,000
A	5	Leighton Hill, 16 Link Road, Happy Valley	3,638	338.00	36,500.00	26,000
A	1	Leighton Hill, 16 Link Road, Happy Valley	3,294	306.00	33,000.00	23,000
A	1	Leighton Hill, 16 Link Road, Happy Valley	3,068	285.00	30,500.00	22,000
A	12	60-62 Moorsom Road, Tai Hang	1,916	178.00	25,000.00	22,000
B	13	Blk A, Wilshire Towers, 200 Tin Hau Temple Road, North Point	1,722	160.00	19,000.00	19,000
B	20	Fairmont Gardens, 39A Conduit Road, Mid-Levels	2,174	202.00	26,000.00	23,000
B	75	Fairmont Gardens, 39A Conduit Road, Mid-Levels	2,626	244.00	31,500.00	26,000
B	19	Fairmont Gardens, 39A Conduit Road, Mid-Levels	2,260	210.00	27,000.00	23,500
B	22	3 Ventris Road, Happy Valley	2,004	186.20	26,000.00	23,000
B	22	1 Ventris Road, Happy Valley	1,650	153.30	21,500.00	18,000
B	79	21-25 Borrett Road, Mid-Levels	2,314	215.00	30,000.00	25,000
B	36	60-62 Moorsom Road, Tai Hang	1,916	178.00	25,000.00	22,000
B	171	111 Mt. Butler Road, Tai Hang	2,336	217.00	28,000.00	23,000

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Grade	Number of Units	Location	Area		Jones Lang Wootton Monthly Rental Value Per Unit	Rating and Valuation Department Opinion of Rental Value Per Unit
			sq. ft.	sq. m.		
B	92	2, 4, 6, 8 & 9 Mansfield Road, The Peak	2,164	201.00	HK\$30,000.00	HK\$25,000
B	22	2, 4, 6, 8 & 9 Mansfield Road, The Peak	2,034	189.00	28,500.00	21,000
B	12	MacDonnell House, 6-8 MacDonnell Road, Mid-Levels	2,260	210.00	32,000.00	1-4/FI 27,000 Poorer 5-8/FI 29,000 Views
B	14	Cloudridge, 30 Plunketts Road, The Peak	2,368	220.00	35,500.00	30,000
B	4	47 Sassoon Road, Pokfulam	2,368	220.00	28,500.00	24,000
B	6	Leighton Hill, 16 Link Road, Happy Valley	3,348	311.00	33,500.00	24,000
C	97	Baguio Villas, 550 Victoria Road, Pokfulam	2,142	199.00	24,500.00	17,500
C	14 14	8, 10, 14 Mt. Austin Road, The Peak	2,110	196.00	29,500.00	(22,000 (21,000 Poorer Views
C	2	8, 10, 14 Mt. Austin Road, The Peak	2,163	201.00	30,000.00	22,500
C	10	94B Pokfulam Road, Pokfulam	1,755	163.00	20,000.00	14,000
C	26	Elm Tree Towers, 8 Chun Fai Road, Tai Hang	1,615	150.00	21,000.00	21,000
C	1	Chater Hall, 1 Conduit Road, Mid-Levels	1,561	145.00	18,500.00	13,500
C	7	2, 4, 6, 8 & 9 Mansfield Road, The Peak	2,164	201.00	28,000.00	23,000
C	4	2, 4, 6, 8 & 9 Mansfield Road, The Peak	2,034	189.00	26,500.00	19,000
B	2	Cloudridge, 30 Plunketts Road, The Peak	2,368	220.00	35,500.00	30,000
C	2	Mt. Nicholson Gap, Mt. Nicholson Rd, The Peak	1,195	111.00	17,000.00	10,000

Grade	Number of Units	Location	Area		Jones Lang Wootton Monthly Rental Value Per Unit	Rating and Valuation Department Opinion of Rental Value Per Unit
			sq. ft.	sq. m.		
C	16	Wiltshire Towers, Block A, North Point	1,722	160.00	HK\$18,500.00	HK\$18,500
C	3	Fairmont Gdns., 39A Conduit Road, Mid-Levels	2,626	244.00	30,000.00	26,000
C	20	3 Ventris Road, Happy Valley	2,004	186.20	24,000.00	21,000
C	20	1 Ventris Road, Happy Valley	1,650	153.30	20,000.00	16,500
C	15	21-25 Borrett Road, Mid-Levels	2,314	215.00	30,000.00	24,000
C	21	60-62 Moorsom Road, Tai Hang	1,916	178.00	25,000.00	22,000
C	64	111 Mount Butler, Tai Hang	2,336	217.00	25,000.00	22,000
C	1	26 Mt. Kellest Road, The Peak	1,851	172.00	24,000.00	17,500
C	1	26 Mt. Kellest Road, The Peak	1,518	141.00	20,000.00	14,000
C	1	26 Mt. Kellest Road, The Peak	1,507	140.00	19,500.00	14,000
C	1	26 Mt. Kellest Road, The Peak	1,173	109.00	15,500.00	12,000
CD	12	Leighton Hill, 16 Link Road, Happy Valley	2,088	194.00	21,000.00	16,500
CD	1	Leighton Hill, 16 Link Road, Happy Valley	1,991	185.00	20,000.00	16,000
CD	15	Leighton Hill, 16 Link Road, Happy Valley	1,582	147.00	16,000.00	12,500
CD	1	Leighton Hill, 16 Link Road, Happy Valley	1,658	154.00	17,000.00	13,000
CD	15	60-62 Moorsom Road, Tai Hang	1,916	178.00	23,000.00	21,000

Grade	Number of Units	Location	Area		Jones Lang Wootton Monthly Rental Value Per Unit	Rating and Valuation of Department Opinion of Rental Value Per Unit
			sq. ft.	sq. m.		
CD	1	21-25 Borrett Road, Mid-Levels	2,314	215.00	HK\$30,000.00	HK\$24,000
CD	5	111 Mt. Butler Road, Tai Hang	2,336	217.00	25,000.00	21,000
CD	3	10 Mt Austin Road, The Peak	2,110	196.00	27,500.00	21,500
CD	1	26 Mt. Kelllett Road, The Peak	1,571	146.00	20,500.00	15,000
CD	7	Chater Hall, 1 Conduit Road, Mid-Levels	1,550	144.00	18,500.00	13,500
CD	1	Chater Hall, 1 Conduit Road, Mid-Levels	1,227	114.00	14,500.00	10,000
CD	1	Chater Hall, 1 Conduit Road, Mid-Levels	1,233	115.00	14,500.00	10,000
CD	21	Chater Hall, 1 Conduit Road, Mid-Levels	2,024	188.00	24,000.00	17,500
CD	23	Buxey Lodge, 37 Conduit Road, Mid-Levels	2,024	188.00	24,000.00	17,500
CD	1	Buxey Lodge, 37 Conduit Road, Mid-Levels	1,233	115.00	14,500.00	10,000
CD	8	Buxey Lodge, 37 Conduit Road, Mid-Levels	1,561	145.00	18,500.00	13,500
CD	7	Green Lane Hall, Blue Pool Road	1,630	152.20	18,000.00	13,500
CD	1	Wiltshire Towers, Block A, North Point	1,722	160.00	18,000.00	18,000
D	8	Green Lane Hall, Blue Pool Road	1,550	144.00	17,000.00	13,000
D	4	Green Lane Hall, Blue Pool Road	1,464	136.00	16,000.00	12,000
D	11	Chater Hall, 1 Conduit Road, Mid-Levels	1,230	115.00	14,500.00	10,000

Grade	Number of Units	Location	Area		Jones Lang Wootton Monthly Rental Value Per Unit	Rating and Valuation Department Opinion of Rental Value Per Unit
			sq. ft.	sq. m.		
D	1	Chater Hall, 1 Conduit Road, Mid-Levels.	1,561	145.00	HK\$18,500.00	HK\$13,500
D	7	Chater Hall, 1 Conduit Road, Mid-Levels	2,024	188.00	24,000.00	17,500
D	1	Chater Hall, 1 Conduit Road, Mid-Levels	1,550	144.00	18,500.00	13,500
D	4	Buxey Lodge, 37 Conduit Road, Mid-Levels	2,024	188.00	24,000.00	17,500
D	2	Buxey Lodge, 37 Conduit Road, Mid-Levels	1,561	145.00	18,500.00	13,500
D	11	Buxey Lodge, 37 Conduit Road, Mid-Levels	1,238	115.00	14,500.00	10,000
D	1	Leighton Hill, 16 Link Road, Happy Valley	1,076	100.00	11,000.00	9,000
D	6	Leighton Hill, 16 Link Road, Happy Valley	2,088	194.00	21,000.00	16,500
D	4	Leighton Hill, 16 Link Road, Happy Valley	1,582	147.00	16,000.00	12,500
E	2	Chater Hall, 1 Conduit Road, Mid-Levels	1,227	114.00	14,500.00	10,000
E	1	Buxey Lodge, 37 Conduit Road, Mid-Levels	1,238	115.00	14,500.00	10,000

KOWLOON

Grade	Number of Units	Location	Area		Jones Lang Wootton Monthly Rental Value Per Unit	Rating and Valuation Department Opinion of Rental Value Per Unit
			sq. ft.	sq. m.		
A	2	3 Caldecott Road	2,895	269.00	HK\$26,000.00	HK\$19,000
A	4	11 Cornwall Street, Kowloon Tong	2,475	230.00	23,000.00	19,000
B	21	3 Caldecott Road	2,895	269.00	26,000.00	19,000
B	1	3 Caldecott Road	1,851	172.00	16,500.00	13,000
B	45	8 and 10 Caldecott Road	2,734	254.00	24,500.00	17,500
B	28	Wylie Court, 15 and 17 Wylie Path	2,006	186.40	18,000.00	18,000
B	20	Wylie Court, 23 Wylie Path	1,636	152.00	15,000.00	15,000
B	51	1 Broadcast Drive	2,153	200.00	17,000.00	16,000
B	4	King's Park Rise	2,852	265.00	27,000.00	21,000
B	4	King's Park Rise	2,895	269.00	27,000.00	21,000
B	18	King's Park Rise	3,132	291.00	30,000.00	22,500
B	19	King's Park Rise	3,175	295.00	30,000.00	22,500
B	18	Eden Gardens, 9-11 Lok Fung Path, Shatin	2,274	211.30	16,000.00	14,500

Grade	Number of Units	Location	Area		Jones Lang Wootton Monthly Rental Value Per Unit	Rating and Valuation Department Opinion of Rental Value Per Unit
			sq. ft.	sq. m.		
B	6	Man Kei Toi, Sai Kung	2,519	234.00	HK\$22,500.00	HK\$15,500
B	1	Man Kei Toi, Sai Kung	2,293	213.00	20,500.00	14,500
C	26	2 & 4 Caldecott Road	1,991	185.00	18,000.00	13,500
C	1	1 Boardcast Drive	2,153	200.00	17,500.00	16,000
C	3	87,89 & 91 Broadcast Drive	2,163	201.00	18,000.00	16,000
C	24	87, 89 & 91 Broadcast Drive	2,325	216.00	19,500.00	17,000
C	24	87, 89 & 91 Broadcast Drive	2,024	188.00	17,000.00	15,000
C	20	Wyllie Court, 23 Wyllie Path	1,636	152.00	14,500.00	14,500
C	18	Wyllie Court, 15 & 17 Wyllie Path	2,006	186.40	17,500.00	17,500
C	16	Man Kei Toi, Sai Kung	2,368	220.00	21,500.00	15,000
C	18	Wyllie Gardens, 1-11 King's Park Rise	2,034	189.00	16,500.00	16,000
C	1	Man Kei Toi, Sai Kung	2,368	220.00	21,500.00	15,000
CD	24	Wyllie Court, 15 & 17 Wyllie Path	2,006	186.40	17,000.00	17,000
CD	3	Man Kei Toi, Sai Kung	2,368	220.00	21,500.00	15,000
CD	4	Wyllie Gardens, 1-11 King's Park Rise	2,034	189.00	16,500.00	16,000
CD	17	Happy Villas, 1-12 Kay Wah keng, Lai Chi Kok	1,302	121.00	7,500.00	7,500