

POKFULAM MANSION,  
94B POKFULAM ROAD, POKFULAM

LOCATION

Located on the southern side of the Old Pokfulam Road on an elevated platform overlooking the New Main Pokfulam Road. This is a four-year old twelve-storey private development having very good seaviews. Central Business District is approximately 15 minutes' drive depending upon traffic conditions.

GENERAL DESCRIPTION - BUILT 1982

This is a privately built development which is also privately managed. The entrance lobby and common parts are of a superior standard to older Government built accommodation. The development has no facilities as such, although there is covered car parking accommodation for each flat.

The Government accommodation comprises:-

10 flats of approximately 1,755 sq.ft. (163 sq.m.), each having three bedrooms ("C" grade).

VALUATION AND GENERAL COMMENTS

Although the development is situated on an elevated platform above Pokfulam Road, it can be a little noisy. Nevertheless, this is a reasonably good location.

Bearing in mind the above comments, we are of the opinion that as at today's date, the monthly rental value of the above flats is HK\$20,000.00 (HONG KONG DOLLARS TWENTY THOUSAND) per unit.

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R+V FIGURE :- HK\$ 14,000 (HK DOLLARS FOURTEEN THOUSAND)

47 SASSOON ROAD, POKFULAM

LOCATION

Located on a small rise above and just off Sassoon Road, at the end of a quiet cul-de-sac. This Government development is situated in one of the most popular areas in Pokfulam and has the benefit of peace and quiet together with excellent views set in a green and well-maintained landscaped area. Central Business District is approximately 20 minutes' drive depending on traffic conditions.

GENERAL DESCRIPTION PROBABLY BUILT 1971/72

This is a small development of 6 Government designed flats in two 3-storey blocks approximately 15 to 20 years old. It has recently been repainted externally and looks to be in good condition for its age. The landscaped grounds in which it is set appear to be well maintained. The ground floor units have their own individual gardens.

The accommodation comprises:-

- (i) 1 flat of approximately 2,745 sq.ft.(255 sq.m.) having four bedrooms plus garden ("A" grade).
- (ii) 1 flat of approximately 2,519 sq.ft.(234 sq.m.) having three bedrooms plus garden ("A" grade).
- (iii) 4 flats of approximately 2,368 sq.ft. (220 sq.m.) having three bedrooms ("B" grade).

VALUATION AND GENERAL COMMENTS

This is a very desirable residence set in a quiet cul-de-sac in a predominantly low-rise luxury housing area.

Bearing in mind the above comments, we are of the opinion that as at today's date, the monthly rental value of the above flats, is as follows:-

- (i) HK\$33,000.00 (HONG KONG DOLLARS THIRTY-THREE THOUSAND).
- (ii) HK\$30,000.00 (HONG KONG DOLLARS THIRTY THOUSAND).
- (iii) HK\$28,500.00 (HONG KONG DOLLARS TWENTY-EIGHT THOUSAND AND FIVE HUNDRED) per unit.

FAIRMONT GARDENS,  
39A CONDUIT ROAD, MID-LEVELS

LOCATION

Located on the south side of Conduit Road in the very popular residential area of Mid-Levels. This development is built on a platform above Conduit Road and therefore most of the flats have the benefit of a magnificent harbour view.

GENERAL DESCRIPTION

This development is approximately 15 years old and is 20 floors high. The lobby and common parts looked to be in poor decorative condition. This development has no facilities as such, but each flat has the benefit of a carparking space some of which are covered. There is also a children's play area. (without any play equipment)

The accommodation comprises :-

- (i) 20 flats of approximately 2,174 sq.ft.(202 sq.m.) each having three bedrooms ("B" grade).
- (ii) 78 flats of approximately 2,626 sq.ft.(244 sq.m.) each having four bedrooms (75 "B" grade and 3 "C" grade).
- (iii) 3 flats of approximately 2,260 sq.ft.(210 sq.m.) each having three bedrooms ("B" grade).
- (iv) 16 flats of approximately 2,260 sq.ft.(210 sq.m.) each having four bedrooms ("B" grade).

VALUATION AND GENERAL COMMENTS

Conduit Road is a very popular and much sought after residential location being very convenient for Central Business District and other parts of Hong Kong. Public transport is readily available. The flats are very spacious and have the benefit of large balconies.

Bearing in mind the above comments, we are of the opinion that as at today's date, the monthly rental value of the above flats, is as follows:-

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GENERAL COMMENTS AND VALUATION (cont'd)

- (i) HK\$26,000.00 (HONG KONG DOLLARS TWENTY-SIX THOUSAND) per unit.
- (ii) "B" grade - HK\$31,500.00 (HONG KONG DOLLARS THIRTY-ONE THOUSAND AND FIVE HUNDRED) per unit.  
"C" grade - HK\$30,000.00 (HONG KONG DOLLARS THIRTY THOUSAND) per unit.
- (iii) HK\$27,000.00 (HONG KONG DOLLARS TWENTY-SEVEN THOUSAND) per unit.
- (iv) HK\$27,000.00 (HONG KONG DOLLARS TWENTY-SEVEN THOUSAND) per unit.

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CHATER HALL,  
NO. 1 CONDUIT ROAD, MID-LEVELS

LOCATION

The subject property is located at the beginning of Conduit Road. Access is gained by way of a steep ramp leading up to an elevated platform. This is a very popular location because of its convenience to Central Business District and other districts in Hong Kong.

GENERAL DESCRIPTION

This is an older Government development of approximately <sup>30</sup>~~20~~ years old in two blocks on ten floors. The development is set in its own grounds with open grassed areas and covered and uncovered carparking spaces.

The flats range in sizes but are generally very spacious having large balconies and large servants quarters. The property has recently been repainted externally.

The accommodation comprises:-

- (i) 2 flats of approximately 1,561 sq.ft. (145 sq.m.) each having two bedrooms (1 "C" grade and 1 "D" grade).
- (ii) 8 flats of approximately 1,550 sq.ft. (144 sq.m.) each having two bedrooms (7 "CD" grade and 1 "D" grade).
- (iii) 12 flats of approximately 1,238 sq.ft. (115 sq.m.) each having one bedroom (1 "CD" grade and 11 "D" grade).
- (iv) 3 flats of approximately 1,227 sq.ft. (114 sq.m.) each having one bedroom (1 "CD" grade and 2 "E" grade).
- (v) 28 flats of approximately 2,024 sq.ft. (188 sq.m.) each having three bedrooms (21 "CD" grade and 7 "D" grade).

THE FLATS ARE OF AN OBSOLETE DESIGN WITH EXCESSIVE STORAGE AND UTILITY SPACE.

VALUATION AND GENERAL COMMENTS

Conduit Road is a very popular residential location in Hong Kong because of its proximity to Central Business District and other business areas in Hong Kong. Chater Hall is a very pleasant development set in its own landscaped grounds and being set back from Conduit Road is not troubled by traffic noise. The lower flats have a partial harbour view whilst the upper flats get a full harbour view. Public transport is readily available along Conduit Road.

Bearing in mind the above comments, we are of the opinion that as at today's date, the monthly rental value of the above flats is as follows:-

- (i) "C" grade - HK\$18,500.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND AND FIVE HUNDRED).  
       "D" grade - HK\$18,500.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND AND FIVE HUNDRED).
- (ii) "CD" grade - HK\$18,500.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND AND FIVE HUNDRED) per unit.  
       "D" grade - HK\$18,500.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND AND FIVE HUNDRED).
- (iii) "CD" grade - HK\$14,500.00 (HONG KONG DOLLARS FOURTEEN THOUSAND AND FIVE HUNDRED).  
       "D" grade - HK\$14,500.00 (HONG KONG DOLLARS FOURTEEN THOUSAND AND FIVE HUNDRED) per unit.
- (iv) "CD" grade - HK\$14,500.00 (HONG KONG DOLLARS FOURTEEN THOUSAND AND FIVE HUNDRED).  
       "E" grade - HK\$14,500.00 (HONG KONG DOLLARS FOURTEEN THOUSAND AND FIVE HUNDRED) per unit.
- (v) "CD" grade - HK\$24,000.00 (HONG KONG DOLLARS TWENTY-FOUR THOUSAND) per unit.  
       "D" grade - HK\$24,000.00 (HONG KONG DOLLARS TWENTY-FOUR THOUSAND) per unit.

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BUXEY LODGE,  
37 CONDUIT ROAD, MID-LEVELS

LOCATION

The subject property is located on the south side of Conduit Road and access is by means of a steep ramp to an elevated platform. ~~Like Chater Hall, Buxey Lodge is set in its own attractively landscaped grounds.~~ Public transport is readily available along Conduit Road and Central Business District is very close. THERE IS A LAWNED GARDEN TO THE SIDE OF THE BUILDING, OTHERWISE THE WHOLE OF THE GROUND FLOOR IS TAKEN UP BY CAR PARKING.

GENERAL DESCRIPTION

The property is very similar in both age and design to Chater Hall being an older and traditionally designed Government quarter. The flats are spacious and have the benefit of large balconies and large servants' quarters. Because of the height of the platform on which Buxey Lodge has been built, the property has good harbour views.

The accommodation comprises:-

- (i) 27 flats of approximately 2,024 sq.ft. (188 sq.m.) each having 3 bedrooms (23 "CD" grade and 4 "D" grade).
- (ii) 10 flats of approximately 1,561 sq.ft. (145 sq.m.) each having 2 bedrooms (8 "CD" grade and 2 "D" grade).
- (iii) 13 flats of approximately 1,238 sq.ft. (115 sq.m.) each having 1 bedroom (1 "CD" grade, 11 "D" grade and 1 "E" grade).

VALUATION AND GENERAL COMMENTS

Mid-Levels and, in particular, Conduit Road is a very popular residential area because of its convenience and proximity to Central Business District and other business areas in Hong Kong. The property, because of its elevated location, is quiet and ~~its~~ ~~vs landscaped gardens~~ help to create a pleasant living environment. The property appears to be in a reasonable condition considering its age.

SAME OBSOLETE DESIGN - AS FOR CHATER HALL.

GENERAL COMMENTS AND VALUATION

Bearing in mind the above comments, we are of the opinion that as at today's date, the monthly rental value of the above flats is as follows:-

- (i) "CD" grade - HK\$24,000.00 (HONG KONG DOLLARS TWENTY-FOUR THOUSAND) per unit.  
"D" grade - HK\$24,000.00 (HONG KONG DOLLARS TWENTY-FOUR THOUSAND) per unit.
- (ii) "CD" grade - HK\$18,500.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND AND FIVE HUNDRED) per unit.  
"D" grade - HK\$18,500.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND AND FIVE HUNDRED) per unit.
- (iii) "CD" grade - HK\$14,500.00 (HONG KONG DOLLARS FOURTEEN THOUSAND AND FIVE HUNDRED).  
"D" grade - HK\$14,500.00 (HONG KONG DOLLARS FOURTEEN THOUSAND AND FIVE HUNDRED) per unit.  
"E" grade - HK\$14,500.00 (HONG KONG DOLLARS FOURTEEN THOUSAND AND FIVE HUNDRED).

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MACDONNELL HOUSE,  
6-8 MACDONNELL ROAD, MID-LEVELS

LOCATION

ON THE UPPER FLOORS.

This property is located at the beginning of MacDonnell Road just off Garden Road and enjoys superb harbour views. This is a convenient and popular location in the Mid-Levels area, especially in view of its proximity to Central Business District.

GENERAL DESCRIPTION COMPLETED DEC 1982

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This is a relatively new private development of 48 flats, 23 of which are owned by Government. The flats are very spacious with large servants' quarters. Each flat has the benefit of a ~~covered~~ carparking space. THOSE FLATS 11<sup>TH</sup> FLOOR UPWARDS HAVE COVERED CARPARKS  
THE OTHER FLATS HAVE OPEN CARPARKS. ALL GOVT OWNED FLATS ARE FROM 1<sup>ST</sup> FLOOR DOWN.  
The accommodation comprises:-

- (i) 25 flats of approximately 2,260 sq.ft. (210 sq.m.) each having 4 bedrooms (13 "A" grade and 12 "B" grade).

VALUATION AND GENERAL COMMENTS

This is a very popular quarter because of the size of the flats and their location. The property has the benefit of superb harbour views although it does appear that construction in front of the block may obstruct views on lower floors at a later date. Public transport is available along MacDonnell Road.

Bearing in mind the above comments, we are of the opinion that as at today's date, the monthly rental value for the above flats is as follows:-

- (i) "A" grade - HK\$34,000.00 (HONG KONG DOLLARS THIRTY-FOUR THOUSAND) per unit.
- "B" grade - HK\$32,000.00 (HONG KONG DOLLARS THIRTY-TWO THOUSAND) per unit.

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LEIGHTON HILL,  
16 LINK ROAD, HAPPY VALLEY

LOCATION

The development is located in a secluded part of Happy Valley in its own large and well tended gardens. The development is approached by means of an access road off Link Road. Central Business District is approximately 10 minutes' drive away depending upon traffic conditions.

A+B GRADE FLATS BUILT 1950

GENERAL DESCRIPTION CD+D GRADE FLATS BUILT CIRCA 1960

This development comprises 3 older style 6-storey blocks looking out across the harbour. The buildings look in reasonable condition taking into account their age. There are no communal facilities as such, although there is covered carparking spaces available for each flat. THE FLATS ARE OF OLD AND OBSOLETE DESIGNS, ESPECIALLY THE A+B GRADE WHICH DESPITE THEIR SIZE ONLY PROVIDE 2 OR 3 BEDROOMS. FITMENTS ARE OLD.  
The accommodation comprises :-

- (i) 12 flats of approximately 3,864 sq.ft. (359 sq.m.) each having 3 bedrooms ("A" grade).
- (ii) 5 flats of approximately 3,638 sq.ft. (338 sq.m.) each having 3 bedrooms ("A" grade).
- (iii) 18 flats of approximately 2,088 sq.ft. (194 sq.m.) each having 3 bedrooms (12 "CD" grade and 6 "D" grade).
- (iv) 1 flat of approximately 1,991 sq.ft. (185 sq.m.) having 3 bedrooms with garden ("CD" grade).
- (v) 1 flat of approximately 3,294 sq.ft. (306 sq.m.) having 2 bedrooms with garden ("A" grade).
- (vi) 1 flat of approximately 3,068 sq.ft. (285 sq.m.) having 2 bedrooms with garden ("A" grade).
- (vii) 6 flats of approximately 3,348 sq.ft. (311 sq.m.) having 2 bedrooms ("B" grade).
- (viii) 19 flats of approximately 1,582 sq.ft. (147 sq.m.) having 2 bedrooms (15 "CD" grade and 4 "D" grade).
- (ix) 1 flat of approximately 1,658 sq.ft. (154 sq.m.) having 2 bedrooms with garden ("CD" grade).
- (x) 1 flat of approximately 1,076 sq.ft. (100 sq.m.) having 2 bedrooms with garden ("D" grade).

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VALUATION AND GENERAL COMMENTS

This is a popular location and a popular quarter especially for families with children. There is a lot of open grass areas with mature trees and is generally a quiet enclave in busy Happy Valley.

Public transport is available along Wong Nai Chung Gap Road and Leighton Hill Road.

Bearing in mind the above comments, we are of the opinion that as at today's date, the monthly rental value of the above flats is as follows:-

- (i) "A" grade - HK\$38,500.00 (HONG KONG DOLLARS THIRTY-EIGHT THOUSAND AND FIVE HUNDRED) per unit.
- (ii) "A" grade - HK\$36,500.00 (HONG KONG DOLLARS THIRTY-SIX THOUSAND AND FIVE HUNDRED) per unit.
- (iii) "CD" grade - HK\$21,000.00 (HONG KONG DOLLARS TWENTY-ONE THOUSAND) per unit.  
           "D" grade - HK\$21,000.00 (HONG KONG DOLLARS TWENTY-ONE THOUSAND) per unit.
- (iv) "CD" grade - HK\$20,000.00 (HONG KONG DOLLARS TWENTY THOUSAND).
- (v) "A" grade - HK\$33,000.00 (HONG KONG DOLLARS THIRTY-THREE THOUSAND).
- (vi) "A" grade - HK\$30,500.00 (HONG KONG DOLLARS THIRTY THOUSAND AND FIVE HUNDRED).
- (vii) "B" grade - HK\$33,500.00 (HONG KONG DOLLARS THIRTY-THREE THOUSAND AND FIVE HUNDRED) per unit.
- (viii) "CD" grade - HK\$16,000.00 (HONG KONG DOLLARS SIXTEEN THOUSAND) per unit.  
           "D" grade - HK\$16,000.00 (HONG KONG DOLLARS SIXTEEN THOUSAND) per unit.
- (ix) "CD" grade - HK\$17,000.00 (HONG KONG DOLLARS SEVENTEEN THOUSAND).
- (x) "D" grade - HK\$11,000.00 (HONG KONG DOLLARS ELEVEN THOUSAND).

1 & 3 VENTRIS ROAD, HAPPY VALLEY

LOCATION

This development is located on the south side of Ventris Road in Happy Valley overlooking the Happy Valley Race Course. Central Business District is approximately 10 minutes' drive away depending upon traffic conditions.

GENERAL DESCRIPTION

COMPLETED LATE 1984

This is a ~~brand~~ new joint venture scheme with Government owning a total of 84 flats. The development has the benefit of a communal swimming pool and appears to be well managed with good security. The lobby and common areas are of a higher standard than is normally found in traditional Government quarters.

The Government accommodation comprises:-

- (i) 42 flats of approximately 1,650 sq.ft. (153.3 sq.m.) each having 2 bedrooms (22 "B" grade and 20 "C" grade).
- (ii) 42 flats of approximately 2,004 sq.ft. (186.2 sq.m.) each having 2 bedrooms (22 "B" grade and 20 "C" grade).

VALUATION AND GENERAL COMMENTS

This is a brand new joint venture development which has proved to be a popular residential location. It is very convenient for local shopping facilities and has an interesting view over Happy Valley and the Race Course. UNOBSTRUCTED VIEWS OVER RACE COURSE OBTAINABLE FROM BLOCK A 'ONLY' - (3 BED FLATS) VIEWS FROM BLOCK B - (2 BED FLATS) ARE BLOCKED BY DEVT'S IN FRONT.  
 Bearing in mind the above comments, we are of the opinion that as at today's date, the monthly rental value of the flats is as follows:-

- (i) "B" grade - HK\$21,500.00 (HONG KONG DOLLARS TWENTY-ONE THOUSAND AND FIVE HUNDRED) per unit.  
 "C" grade - HK\$20,000.00 (HONG KONG DOLLARS TWENTY THOUSAND) per unit.
- (ii) "B" grade - HK\$26,000.00 (HONG KONG DOLLARS TWENTY-SIX THOUSAND) per unit.  
 "C" grade - HK\$24,000.00 (HONG KONG DOLLARS TWENTY-FOUR THOUSAND) per unit.

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