

60-62 MOORSOM ROAD, TAI HANG

LOCATION

Located on the eastern side of Moorsom Road, this property has the benefit of good views into Happy Valley and the Harbour. The area is presently the location of several new developments under construction. Central Business District is approximately 20 minutes' drive away depending upon traffic conditions.

GENERAL DESCRIPTION

This is a brand new development only just completed and is proving to be a popular quarter although there are no communal facilities. There are 84 flats built in 2 towers, each having 21 floors.

The accommodation comprises:-

- (i) 84 flats of approximately 1,916 sq.ft. (178 sq.m.) each having 3 bedrooms (12 "A" grade, 36 "B" grade, 21 "C" grade and 15 "CD" grade).

NEW TYPE I DESIGN

VALUATION AND GENERAL COMMENTS

Tai Hang is a reasonably good and popular residential location. With Moorsom Road now joined up to Perkins Road and Tai Hang Road, the area is under fairly intensive residential development. The development has no communal facilities as such although there is covered car parking available.

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\$25,000.00 (HONG KONG DOLLARS TWENTY-FIVE THOUSAND) per unit.
- "B" grade - HK\$25,000.00 (HONG KONG DOLLARS TWENTY-FIVE THOUSAND) per unit.
- "C" grade - HK\$25,000.00 (HONG KONG DOLLARS TWENTY-FIVE THOUSAND) per unit.

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ELM TREE TOWERS,
8 CHUN FAI ROAD, TAI HANG

LOCATION

Located off Tai Hang Road on the western side of Chun Fai Road in an area of Tai Hang that is being developed for residential purposes. Central Business District is approximately 15-20 minutes' drive away depending upon traffic conditions.

GENERAL DESCRIPTION COMPLETED - 1983

This is a new joint-venture development with a swimming pool and squash court. The flats are provided with central airconditioning individually controlled in each flat. The high floors have good views over the harbour and the lower floors have views over Happy Valley. As is typical with modern developments, the flats are reasonably well designed with smaller balconies. The lobby and common areas as is also typical with private developments is rather better than that in older Government accommodation.

The Government accommodation comprises:-

26 flats of approximately 1,615 sq.ft. (¹⁵⁰~~115~~ sq.m.) having 3 bedrooms ("C" grade).

GENERAL COMMENTS AND VALUATION

Because of its fine views and communal facilities, this is a reasonably desirable residence. However, the area generally is being developed with subsequent noise, dust and traffic.

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\$21,000.00 (HONG KONG DOLLARS TWENTY-ONE THOUSAND) per unit.

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111 MOUNT BUTLER ROAD, TAI HANG

LOCATION

This development is located at the end of Mount Butler Road in Tai Hang. Public transport is available in the form of public light buses to the development. Central business district is approximately 15 - 20 minutes' driving time depending on traffic conditions.

GENERAL DESCRIPTION

This is a large, purely Government development completed in the late 1970's. It has the benefit of a tennis court and a playground for children. The flats are spacious with large servant's quarters and balconies. All the flats have the benefit of carparking spaces.

The accommodation comprises:-

- (i) 240 flats of approximately 2,336 sq.ft. (217 sq.m.) each having 3 bedrooms (171 "B" grade, 64 "C" grade and 5 "CD" grade).

OBSOLETE DESIGN WITH HUGE LOUNGE, AND OVERLY LARGE KITCHEN, UTILITY, AND SERVANTS AREAS.

VALUATION AND GENERAL COMMENTS

This development is quite isolated being at the end of Mount Butler Road, but it does have the benefit of public transport facilities to and from the estate. Due to its isolation, it is very quiet. Some of the flats have the benefit of good views over the harbour.

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) "B" grade - HK\$28,000.00 (HONG KONG DOLLARS TWENTY-EIGHT THOUSAND) per unit.
- "C" grade - HK\$25,000.00 (HONG KONG DOLLARS TWENTY-FIVE THOUSAND) per unit.
- "CD" grade - HK\$25,000.00 (HONG KONG DOLLARS TWENTY-FIVE THOUSAND) per unit.

GREEN LANE HALL,
BLUE POOL ROAD, TAI HANG

LOCATION

This property is located on Green Lane, three-quarters of the way up and on the south side of Blue Pool Road. The building faces north with distant views towards Victoria Harbour. Central Business District is approximately 15 minutes' drive depending upon traffic conditions.

GENERAL DESCRIPTION BUILT 1960 15-STORY BUILDING OVER CARPARKS.

This development is an older-style Government quarter with no facilities. Externally, it is in need of redecoration. There are 19 non-departmental quarters in this block.

The accommodation comprises:-

- (i) 7 flats of approximately 1,638 sq.ft. (152.2 sq.m.) each having 3 bedrooms ("CD" grade).
- (ii) 8 flats of approximately 1,550 sq.ft. (144 sq.m.) each having 3 bedrooms ("D" grade).
- (iii) 4 flats of approximately 1,464 sq.ft. (136 sq.m.) each having 2 bedrooms ("D" grade).

VALUATION AND GENERAL COMMENTS

This is an older-style property, being in a less convenient location than some other Government accommodation. There are no facilities as such although the flats have the benefit of covered carparking.

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\$18,000.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND) per unit.
- (ii) "D" grade - HK\$17,000.00 (HONG KONG DOLLARS SEVENTEEN THOUSAND) per unit.
- (iii) "D" grade - HK\$16,000.00 (HONG KONG DOLLARS SIXTEEN THOUSAND) per unit.

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MOUNT NICHOLSON GAP,
103 MOUNT NICHOLSON ROAD, MID-LEVELS

LOCATION

ISOLATED

This is an older-style Government development located in its own large landscaped grounds at the end of Mount Nicholson Road. A public light bus service is available to and from the development. Central Business District is approximately 15-20 minutes' drive away depending upon traffic conditions.

GENERAL DESCRIPTION

BUILT 1963 2 X 12 STOREY, 2 X 7 STOREY BLOCKS

This is a more traditional older Government development ~~in four 7 storey blocks~~. There are no facilities as such although the flats do have the benefit of covered carparking. The development has a feeling of spaciousness and peace and quiet because of the grounds in which it is located. These grounds are well tended and have large grassed areas and mature trees. Externally, the buildings are in need of redecoration.

The accommodation comprises:-

- (i) 64 flats of approximately 2,734 sq.ft. (254 sq.m.) each with 3 bedrooms ("A" grade).
- (ii) 14 flats of approximately 2,508 sq.ft. (233 sq.m.) each with 2 bedrooms ("A" grade).
- (iii) 2 flats of approximately 1,851 sq.ft. (172 sq.m.) each with 2 bedrooms ("A" grade).
- (iv) 2 flats of approximately 1,195 sq.ft. (111 sq.m.) each with 1 bedroom ("C" grade).

ALTHOUGH LARGE THESE FLATS ARE OF AN INFERIOR DESIGN IN REACTION TO THE ACCOMMODATION THEY PROVIDE. DETRACTING FEATURES ARE UNNECESSARY SECOND VERANDAS, AND EXCESSIVELY SIZED UTILITY AREAS, KITCHENS, SERVANTS ROOMS, HALL AND CORRIDORS.

VALUATION AND GENERAL COMMENTS

This is a very popular location for Government officers especially those with children. The living environment is very peaceful and quiet and some flats have the benefit of superb views over Victoria Harbour.

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\$40,000.00 (HONG KONG DOLLARS FORTY THOUSAND) per unit.
- (ii) "B" grade - HK\$36,000.00 (HONG KONG DOLLARS THIRTY-SIX THOUSAND) per unit.
- (iii) "A" grade - HK\$27,000.00 (HONG KONG DOLLARS TWENTY-SEVEN THOUSAND) per unit.
- (iv) "C" grade - HK\$17,000.00 (HONG KONG DOLLARS SEVENTEEN THOUSAND) per unit.

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2, 4, 6, 8, 9 & 11 MANSFIELD ROAD, THE PEAK

LOCATION

These six Government built blocks are located on Mansfield Road overlooking the south side of Hong Kong Island. Mansfield Road is reached by way of Guildford Road off Peak Road. This is a good quality residential area and is approximately 15 minutes' drive from Central Business District depending upon traffic conditions.

BUILT AS FOLLOWS:-

2486 :- 1964
11 :- 1971
9 :- 1972

GENERAL DESCRIPTION

A collection of six Government built housing blocks built ~~approximately 6 years ago~~. There are no facilities, other than covered car parking accommodation, but the blocks do enjoy good views looking south and east.

The accommodation comprises :-

- (i) 23 flats of approximately 2,734 sq.ft. (254 sq.m.) each having 3 bedrooms ("A" grade). (ALL IN N^o 11 - BUILT 1971)
- (ii) 99 flats of approximately 2,164 sq.ft. (201 sq.m.) each having 3 bedrooms (92 "B" grade and 7 "C" grade).
- (iii) 26 flats of approximately 2,034 sq.ft. (189 sq.m.) each having ~~2~~ bedrooms (22 "B" grade and 4 "C" grade).

THESE FLATS ARE POORLY DESIGNED WITH EXCESSIVELY SIZED KITCHEN, UTILITY, AND SERVANTS AREAS. IN N^o 11 THERE ARE UNNECESSARY SECOND VERANDAHs.

VALUATION AND GENERAL COMMENTS

Mansfield Road is a secondary residential location for The Peak, but nevertheless, is still very popular. It is located within a quiet neighbourhood with shopping facilities and transport facilities.

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\$38,000.00 (HONG KONG DOLLARS THIRTY-EIGHT THOUSAND) per unit.
- (ii) "B" grade - HK\$30,000.00 (HONG KONG DOLLARS THIRTY THOUSAND) per unit.
- "C" grade - HK\$28,000.00 (HONG KONG DOLLARS TWENTY-EIGHT THOUSAND) per unit.

GENERAL COMMENTS AND VALUATION (cont'd)

(iii) "B" grade - HK\$28,500.00 (HONG KONG DOLLARS TWENTY-EIGHT THOUSAND) per unit.

"C" grade - HK\$26,500.00 (HONG KONG DOLLARS TWENTY-SIX THOUSAND AND FIVE HUNDRED) per unit.

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CLOUDRIDGE,
PLUNKETTS ROAD, THE PEAK

LOCATION

This development is located in a prime Peak location, having magnificent panoramic views over Victoria Harbour. Central Business District is approximately 15 minutes' drive away depending upon traffic conditions.

GENERAL DESCRIPTION BUILT 1971

This is an older style Government quarter identical in design to No. 47 Sassoon Road. Although there are no facilities, this is a very popular location and the flats are very spacious with generous servant's quarters. THERE ARE NO LIFTS TO THE UPPER FLOORS.

The accommodation comprises:-

- (i) 8 flats at approximately 2,519 sq.ft. (234 sq.m.) each having 3 bedrooms ("A" grade).
- (ii) 16 flats at approximately 2,368 sq.ft. (220 sq.m.) each having 3 bedrooms (16 "B" grade and ~~2 "C" grade~~).

GENERAL COMMENTS AND VALUATION

This development is located within a very prestigious area of the Peak. The buildings are set in their own, very attractive and well tended grounds and enjoy magnificent harbour views.

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\$37,000.00 (HONG KONG DOLLARS THIRTY-SEVEN THOUSAND) per unit.
- (ii) "B" grade - HK\$35,500.00 (HONG KONG DOLLARS THIRTY-FIVE THOUSAND AND FIVE HUNDRED) per unit.
- ~~(iii) "C" grade - HK\$35,500.00 (HONG KONG DOLLARS THIRTY-FIVE THOUSAND AND FIVE HUNDRED) per unit.~~

26 MOUNT KELLETT ROAD, THE PEAK

LOCATION

This older low-rise Government quarter is located on Mount Kellett Road having splendid views in a southerly direction. The surrounding area comprises high quality residential developments. Central Business District is approximately 15-20 minutes' drive away depending on traffic conditions.

GENERAL DESCRIPTION DIFFICULT TO GAUGE ITS AGE DUE TO LACK OF RECORDS
IT IS AT LEAST 40 YRS OLD, AND PROBABLY PRE-WAR.

This is a charming low-rise older style Government building approximately 35 to 40 years old. It is very colonial in appearance and externally is in need of redecoration. There is one covered carparking space per flat.

The accommodation comprises:-

- (i) 1 flat of approximately 1,851 sq.ft. (172 sq.m.) having 3 bedrooms ("C" grade).
- (ii) 1 flat of approximately 1,571 sq.ft. (146 sq.m.) having 3 bedrooms ("CD" grade).
- (iii) 1 flat of approximately 1,518 sq.ft. (141 sq.m.) having 2 bedrooms ("C" grade).
- (iv) 1 flat of approximately 1,507 sq.ft. (140 sq.m.) having 2 bedrooms ("C" grade).
- (v) 1 flat of approximately 1,173 sq.ft. (109 sq.m.) having 1 bedroom ("C" grade).

VERY CRAMPED SITE WITH LITTLE ROOM AROUND THE DEVELOPMENT. GOOD VIEWS FROM THE UPPER FLOORS.

VALUATION AND GENERAL COMMENTS

This older Government quarter has a great deal of charm although it is in need of external redecoration. It has very good views and is located in a quiet and exclusive neighbourhood.

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:-

GENERAL COMMENTS AND VALUATION (cont'd)

- (i) "C" grade - HK\$24,000.00 (HONG KONG DOLLARS TWENTY-FOUR THOUSAND).
- (ii) "CD" grade - HK\$20,500.00 (HONG KONG DOLLARS TWENTY-THOUSAND AND FIVE HUNDRED).
- (iii) "C" grade - HK\$20,000.00 (HONG KONG DOLLARS TWENTY THOUSAND).
- (iv) "C" grade - HK\$19,500.00 (HONG KONG DOLLARS NINETEEN THOUSAND AND FIVE HUNDRED).
- (v) "C" grade - HK\$15,500.00 (HONG KONG DOLLARS FIFTEEN THOUSAND AND FIVE HUNDRED).

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PEAK PAVILLIONS,
12 MOUNT KELLETT ROAD, THE PEAK

LOCATION

This older style development is located on the north side of Mount Kellett Road having a southerly aspect with good views overlooking Aberdeen and out to sea. Central Business District is approximately 15-20 minutes' drive away depending upon traffic conditions.

GENERAL DESCRIPTION BUILT Circa 1950. PROBABLY IN 1948 or 1949

This is an older Government development in one block. The development has no facilities other than individual lock-up garages. The development is set in its own grounds which are well maintained. The flats are spacious with large balconies and generous servant's quarters.

The accommodation comprises :-

- (i) 1 flat of approximately 3,035 sq.ft (282 sq.m.) having 3 bedrooms ("A" grade).
- (ii) 10 flats of approximately 3,584 sq.ft. (333 sq.m.) each having 3 bedrooms ("A" grade).

THESE FLATS SUFFER FROM AN ARCHAIC DESIGN, WITH EXCESSIVE CORRIDORS, UTILITIES, AND SERVANTS QUARTERS. FITTINGS ARE OLD AND THE HUGE AMOUNT OF WINDOW AREA IS A DISTINCT DISADVANTAGE IN BAD WEATHER.

GENERAL COMMENTS AND VALUATION

This development is located in a prime residential area on The Peak and set in its own well-maintained grounds, enjoying superb southerly views.

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\$40,000.00 (HONG KONG DOLLARS FORTY THOUSAND).
- (ii) "A" grade - HK\$46,000.00 (HONG KONG DOLLARS FORTY-SIX THOUSAND) per unit.

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