

21 - 25 BORRETT ROAD, MID-LEVELS

LOCATION

This development is located at the end of Borrett Road close by Island School. Central Business District is approximately 10 minutes' drive away depending upon traffic conditons.

GENERAL DESCRIPTION BUILT IN 1978

All 3 blocks have the benefit of magnificent harbour views. This is a Government development in 3 blocks in a quiet location. The development was built in the late 1970's and appears to be in reasonable condition. There are no facilities other than covered carparking.

The accommodation comprises :-

95 flats of approximately 2,314 sq.ft. (215 sq.m.) each having 3 bedrooms (79 "B" grade, 15 "D" grade and 1 "CD" grade).

THESE FLATS ARE OVERLARGE FOR THE ACCOMODATION THEY PROVIDE WITH HUGE LOUNGE. AND UNNECESSARILY LARGE KITCHEN, UTILITY, AND SERVANTS ROOM. FOR THE SAME SIZE MOST PRIVATE FLATS WOULD PROVIDE AT LEAST 4 BEDROOMS.

GENERAL COMMENTS AND VALUATION

This is a popular Government quarter being located in a quiet area yet still very convenient for central business district and the rest of the Hong Kong Island.

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\$30,000.00 (HONG KONG DOLLARS THIRTY THOUSAND) per unit.
- "C" grade - HK\$30,000.00 (HONG KONG DOLLARS THIRTY THOUSAND) per unit.
- "CD" grade - HK\$30,000.00 (HONG KONG DOLLARS THIRTY THOUSAND) per unit.

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**BLOCK A, WILSHIRE TOWER,
200 TIN HAU TEMPLE ROAD, NORTH POINT**

LOCATION

This new development is located at the end of a cul-de-sac off Tin Hau Temple Road having a northerly aspect overlooking Victoria Harbour and Kai Tak Airport. Although somewhat isolated, this area has good public transport facilities in the form of franchised buses and public light buses.

GENERAL DESCRIPTION

This is a new joint venture development which has the benefit of a communal swimming pool and children's play area. Each flat has a covered carparking area. There are convenient shops and other facilities located in Braemar Hill and Cloudview Road closeby.

The Government accommodation comprises :-

- (i) 30 flats of approximately 1,722 sq.ft. (160 sq.m.) each having 4 bedrooms (13 "B" grade, 16 "C" grade and 1 "CD" grade).

GENERAL COMMENTS AND VALUATION

This is a modern development of spacious, well-designed flats and although not having the benefit of a prestigious address, are nevertheless, popular flats with Government servants, especially those with families. Transport facilities are good and there is easy access to Quarry Bay Country Park.

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\$19,000.00 (HONG KONG DOLLARS NINETEEN THOUSAND) per unit.

"C" grade - HK\$18,500.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND AND FIVE HUNDRED) per unit.

"CD" grade - HK\$18,000.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND).

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8, 10 & 14 MOUNT AUSTIN ROAD, THE PEAK

DUE TO FLATS IN FRONT ONLY HALF
THE FLATS IN 8+10 HAVE OPEN VIEWS.
THE REST OF THE FLATS ONLY HAVE PARTIAL
VIEWS.

LOCATION

This development is located on the northern side of Mount Austin Road above the Peak Tram Terminal. Nos. 8 and 10 have a southerly aspect with superb views towards Lama Island and out to sea. No. 14 has a northerly aspect with panoramic views over the harbour and Kowloon. Central Business District is approximately 20 minutes' drive depending on traffic conditions.

Nº14 HAS NO LIFT

GENERAL DESCRIPTION

This development is approximately ~~10~~ ^{30 YEARS OLD} ~~15~~ years old. The non departmental quarters comprise ~~22~~ ²⁸ 6-storey blocks. There are no facilities in this development except for covered car parking space. Unlike most older Government quarters, these quarters have relatively small balconies. The buildings appear to be in reasonable condition taking into account their age.

+one 4-storey

The accommodation comprises:-

- (i) ~~22~~ ²⁸ flats of approximately 2,110 sq.ft. (196 sq.m.) each having 3 bedrooms (28 "C" grade and 3 "CD" grade).
- (ii) ~~2~~ ² flat of approximately 2,163 sq.ft. (201 sq.m.) having 3 bedrooms ("~~CD~~" grade).

THESE FLATS WERE BUILT IN THE MID 1950'S AND CONSEQUENTLY SUFFER FROM
OBSELETE DESIGN AND FITTINGS. THE SO-CALLED THIRD BEDROOM IS LITTLE BETTER THAN

GENERAL COMMENTS AND VALUATION

A CORRIDOR, HAVING NO LESS THAN 4 DOORS
LEADING IN.

These quarters, although they do not have the benefit of any facilities, are located in a prestigious and quiet neighbourhood and enjoy superb 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) "C" grade - HK\$29,500.00 (HONG KONG DOLLARS TWENTY-NINE THOUSAND AND FIVE HUNDRED) per unit.
 "CD" grade - HK\$27,500.00 (HONG KONG DOLLARS TWENTY-SEVEN THOUSAND AND FIVE HUNDRED) per unit.
- (ii) "CD" grade - HK\$30,000.00 (HONG KONG DOLLARS THIRTY THOUSAND).

PART 3 -

KOWLOON PROPERTIES

WYLIE COURT,
15, 17 & 23 WYLIE PATH

LOCATION

This new development is located on the western side of and overlooks Princess Margaret Road and the Tunnel entrance. Access to the site is by way of Wylie Path. In the immediate vicinity are a number of sports and recreation clubs. Central Business District is approximately 15 minutes drive away depending upon traffic conditions. DRIVE LIKELY TO TAKE 40 MINS DURING BUSY PERIODS

GENERAL DESCRIPTION

This is a brand new joint venture scheme with communal swimming pool, squash court and children's play area.

The Government accommodation comprises:-

- (i) 70 flats of approximately 2,006 sq.ft. (186.4 sq.m.) each having 3 bedrooms (28 "B" grade, 18 "C" grade and 24 "CD" grade).
- (ii) 40 flats of approximately 1,636 sq.ft. (152 sq.m.) each having 2 bedrooms (20 "B" grade and 20 "C" grade).

GENERAL COMMENTS AND VALUATION

This development has proved to be quite popular with Government officers. However, we understand that the general finish to the flats is not to a high standard, and there have been complaints as a consequence. OUTLOOK OVER SOME SPORTS FIELDS ALSO FLYOVERS, CATTLE YARDS AND FUNERAL PARADE. QUITE NOISEY AND WITH BAD SMELLS FROM CATTLE YARD. 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\$18,000.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND) per unit.
- "C" grade - HK\$17,500.00 (HONG KONG DOLLARS SEVENTEEN THOUSAND AND FIVE HUNDRED) per unit.
- "CD" grade - HK\$17,000.00 (HONG KONG DOLLARS SEVENTEEN THOUSAND) per unit.

GENERAL COMMENTS AND VALUATION (cont'd)

(ii) "B" grade - HK\$15,000.00 (HONG KONG DOLLARS FIFTEEN THOUSAND) per unit.

"C" grade - HK\$14,500.00 (HONG KONG DOLLARS FOURTEEN THOUSAND AND FIVE HUNDRED) per unit.

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WYLIE GARDENS,
1-12 KING'S PARK RISE

LOCATION

This development is located at the beginning of King's Park Rise off Wylie Road. This area of Kowloon is generally made up of sports grounds and institutions such as hospitals, colleges of education and a meteorological station and is therefore reasonably peaceful. Central Business District is approximately 15-20 minutes' drive away depending on traffic conditions.

GENERAL DESCRIPTION BUILT 1964

This is an older development of approximately ~~15~~²² years of age of Government accommodation comprising 4 blocks of 8-storeys each. There are no facilities as such although there is covered carparking space for each flat.

The accommodation comprises:-

22 flats of approximately 2,034 sq.ft. (189 sq.m.) each having 3 bedrooms (18 "C" grade and 4 "CD" grade).

GENERAL COMMENTS AND VALUATION

This older development appears to be in reasonably good condition considering its age and is situated in a quiet and convenient 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\$16,500.00 (HONG KONG DOLLARS SIXTEEN THOUSAND AND FIVE HUNDRED) per unit.

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KING'S PARK RISE FLATS,
KING'S PARK RISE

LOCATION

This older style Government development is located at the end of King's Park Rise in a quiet and green environment. The area gives the impression of being very secluded with very attractive landscaped gardens and mature trees. Central Business District is approximately 15-20 minutes away depending upon traffic conditions. DRIVE LIKELY TO TAKE 40 MINS IN BUSY PERIODS

GENERAL DESCRIPTION

This is an older development of four, 6-storeys blocks spread out on a large site. The flats are very spacious with large balconies and large servant's quarters. There are no facilities as such although each flat has the benefit of an individual lock-up garage. The lobby and common areas look to be in need of renovation.

The accommodation comprises:-

- (i) 4 flats at approximately 2,852 sq.ft. (265 sq.m.).
- (ii) 4 flats at approximately 2,895 sq.ft. (269 sq.m.).
- (iii) 18 flats at approximately 3,132 sq.ft. (291 sq.m.).
- (iv) 19 flats at approximately 3,175 sq.ft. (295 sq.m.).

All flats have two bedrooms and all are "B" grade.

OLD FITTINGS AND OBSOLETE DESIGN

GENERAL COMMENTS AND VALUATION

These are typically older Government quarters. They are large flats having only two bedrooms and internally there is a lot of wasted space that is not seen in modern flats. Nevertheless, this is a very popular development with Government officers specially those with families.

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\$27,000.00 (HONG KONG DOLLARS TWENTY-SEVEN THOUSAND) per unit.
- (ii) "B" grade - HK\$27,000.00 (HONG KONG DOLLARS TWENTY-SEVEN THOUSAND) per unit.
- (iii) "B" grade - HK\$30,000.00 (HONG KONG DOLLARS THIRTY THOUSAND) per unit.
- (iv) "B" grade - HK\$30,000.00 (HONG KONG DOLLARS THIRTY THOUSAND) per unit.

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23 HOMANTIN HILL ROAD

LOCATION

This development is located on Homantin Hill Road off Princess Margaret Road and overlooks the main Kowloon-Canton Railway. Central Business District is approximately 15-20 minutes' drive away depending upon traffic conditons. DRIVE LIKELY TO TAKE 40 MINUTES

OR MORE IN BUSY PERIODS

GENERAL DESCRIPTION BUILT 1969

This is an older Government development approximately 15 to 20 years old of mainly departmental quarters. The development comprises three, 10-storey blocks around a central courtyard. There are no facilities at this development although there is carparking, some of which is covered.

The accommodation comprises:-

- (i) 3 flats of approximately 1,660 sq.ft. (154.2 sq.m.).
- (ii) 2 flats of approximately 1,514 sq.ft. (140.7 sq.m.).

All the flats have two bedrooms and are all "D" grade.

GENERAL COMMENTS AND VALUATION

This is an older style development in reasonable condition with regard to its age. It is also quite noisy because of its proximity to the railway.

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) "D" grade - HK\$13,500.00 (HONG KONG DOLLARS THIRTEEN THOUSAND AND FIVE HUNDRED) per unit.
- (ii) "D" grade - HK\$12,000.00 (HONG KONG DOLLARS TWELVE THOUSAND) per unit.

1, 3 & 5 EDE ROAD, BEACON HILL

LOCATION

This development is located on the western side of Ede Road off Cornwall Street. Central Business District is approximately 25 minutes' drive depending upon traffic conditions. DRIVE LIKELY

TO TAKE 45 MINUTES OR MORE IN BUSY PERIODS

GENERAL DESCRIPTION BUILT 1964

22

This is an older Government development approximately ~~75 to 20~~ years old in three, 12-storey blocks. There are no facilities as such but covered carparking is available. The development appears to be in reasonably good condition.

The accommodation comprises:-

- (i) 30 flats of approximately 1,700 sq.ft. (158 sq.m.) each having 3 bedrooms.
- (ii) 20 flats of approximately 1,496 sq.ft. (139 sq.m.) each having 2 bedrooms.

All flats are "D" grade.

GENERAL COMMENTS AND VALUATION

This is an older development situated in a quiet neighbourhood with reasonably good public 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) "D" grade - HK\$15,000.00 (HONG KONG DOLLARS FIFTEEN THOUSAND) per unit.
- (ii) "D" grade - HK\$13,500.00 (HONG KONG DOLLARS THIRTEEN THOUSAND AND FIVE HUNDRED) per unit.

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11 CORNWALL STREET, KOWLOON TONGLOCATION

This development is located on the south side of Cornwall Street directly opposite its junction with Beacon Hill Road. Cornwall Street is a busy dual-carriageway. Central Business District is approximately 25 minutes' drive away depending upon traffic conditions. DRIVE LIKELY TO TAKE 45 MINUTES OR MORE IN BUSY PERIODS

GENERAL DESCRIPTION

This is a modern, joint-venture development completed approximately 5 years ago. It is a low-rise luxury development in a pleasantly landscaped setting. The Government accommodation shares a communal swimming pool and there is covered car parking space available. The development has the benefit of good management and security cover including close circuit television. (ESSENTIAL FOR SUCH FLATS IN THIS LOCALITY)

The Government accommodation comprises:-

4 flats of approximately 2,475 sq.ft. (230 sq.m.) each having 3 bedrooms (all "A" grade quarters).

GENERAL COMMENTS AND VALUATION

This is a modern low-rise development with good facilities set in a pleasant landscaped environment. However, due to its proximity to Cornwall Street, there is ~~some traffic noise~~. CONSIDERABLE NOISE 24 HRS A DAY, NO VIEWS AT ALL. A POOL ONLY

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\$23,000.00 (HONG KONG DOLLARS TWENTY-THREE THOUSAND) per unit.

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