

2, 3, 4, 8 AND 10 CALDECOTT ROADLOCATION

This development is located on Caldecott Road just off the beginning of Tai Po Road. The surrounding area is undeveloped with the Kowloon Reservoirs immediately to the north. Central business District is approximately 35 minutes' drive away depending upon traffic conditions. DRIVE LIKELY TO TAKE OVER 45 MINUTES IN BUSY PERIODS.

GENERAL DESCRIPTION BUILT 1964

This is an older Government development of three 8-storey blocks set in a quiet location. The only other development on Caldecott Road is the Sir Robert Black College of Education. The flats do not have any communal facilities but do have covered carparking. The development is set in a large and well-maintained landscaped area with mature trees.

The Government accommodation comprises:-

- SAME DESIGN
- X(i) 23 flats of approximately 2,895 sq.ft. (269 sq.m.) each having 3 bedrooms (2 "A" grade and 21 "B" grade).
 - X(ii) 45 flats of approximately 2,734 sq.ft. (254 sq.m.) each having 3 bedrooms (all "B" grade).
 - (iii) 26 flats of approximately 1,991 sq.ft. (185 sq.m.) each having 3 bedrooms (all "C" grade).
 - (iv) 1 flat of approximately 1,851 sq.ft. (172 sq.m.) having 2 bedrooms ("B" grade) with garden.

THESE FLATS ARE OF OBSOLETE DESIGN BEING FAR TOO LARGE IN RELATION TO

THE ACCOMMODATION PROVIDED.

GENERAL COMMENTS AND VALUATION

Nº 3 ONLY

This is a popular location with Government officers set in a quiet and rural location. Some flats have the benefit of distant views across the harbour to Hong Kong Island, SAND ISLAND OVERLOOK A CEMETARY.

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) "A" grade - HK\$26,000.00 (HONG KONG DOLLARS TWENTY-SIX THOUSAND) per unit.
"B" grade - HK\$26,000.00 (HONG KONG DOLLARS TWENTY-SIX THOUSAND) per unit.
- (ii) "B" grade - HK\$24,000.00 (HONG KONG DOLLARS TWENTY-FOUR THOUSAND) per unit.
- (iii) "C" grade - HK\$18,000.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND) per unit.
- (iv) "B" grade - HK\$16,500.00 (HONG KONG DOLLARS SIXTEEN THOUSAND AND FIVE HUNDRED).

* * * * *

EDEN GARDENS,
9-11 LOK FUNG PATH, SHATIN

LOCATION

Eden Gardens is located at the end of Lok Fung Path at the eastern end of Shatin. This is an area which is being steadily developed for residential purposes. Central Business District is approximately 35 minutes' drive away depending upon traffic conditions. THE DRIVE IS LIKELY TO TAKE 45 MINS IN NORMAL CONDITIONS, FAR LONGER IF THERE ARE DELAYS AT THE TUNNELS.

GENERAL DESCRIPTION BUILT 1984

This is a new joint-venture development approximately 2 to 3 years old providing 18 non departmental quarters. It is a typical, modern block with smaller balconies. There is a communal swimming pool and covered carparking.

The Government accommodation comprises:-

18 flats of approximately 2,274 sq.ft. (211.3 sq.m.) each having 3 bedrooms (all "B" grade).

RATHER LARGE FOR THE ACCOMODATION THEY PROVIDE

GENERAL COMMENTS AND VALUATION

This is a good quality modern development privately managed and pleasantly landscaped.

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\$16,000.00 (HONG KONG DOLLARS SIXTEEN THOUSAND) per unit.

* * * * *

6 AND ¹⁶8 LOK FUNG PATH, SHATIN

LOCATION

Located very close to Eden Gardens on Lok Fung Path.

GENERAL DESCRIPTION BUILT 1982/83

These two blocks form a modern Government development approximately 3 years old. It comprises two, 18 storey towers of smaller and more space efficient flats having good views across Shatin. Both blocks have the benefit of an individual swimming pool and individual tennis court. The development is provided with covered carparking and looks to be reasonably well-managed.

The accommodation comprises:-

- (i) 56 flats of approximately 1,292 sq.ft. (120 sq.m.) each having 3 bedrooms (36 "CD" grade and 20 "D" grade).

GENERAL COMMENTS AND VALUATION

These two blocks appear to be reasonably well-maintained and look to be in fair condition.

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\$8,000.00 (HONG KONG DOLLARS EIGHT THOUSAND) per unit.

* * * * *

1 BROADCAST DRIVE

LOCATION

This development is located at the beginning of Broadcast Drive immediately south of the entrance to the Lion Rock Tunnel. Access to the property is from Waterloo Road via Junction Road. Central Business District is approximately 20 minutes' drive away depending upon traffic conditions. DRIVE LIKELY TO TAKE 45 MINUTES OR MORE IN BUSY PERIODS.

GENERAL DESCRIPTION BUILT 1969

This is an older Government development of three, 9-storey blocks recently repainted externally and which look to be in reasonable condition. There are no facilities other than covered car parking. GOOD OPEN OUTLOOK, HOWEVER QUITE NOISY PARTICULARLY BLOCK A.

The accommodation comprises:-

- (i) 52 flats of approximately 2,153 sq.ft. (200 sq.m.) each having 3 bedrooms (51 "B" grade and 1 "C" grade).

OVERLAPSE FOR THE ACCOMODATION THEY PROVIDE. --

GENERAL COMMENTS AND VALUATION

This is a typical Government block located in an established residential area in a reasonably 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\$17,000.00 (HONG KONG DOLLARS SEVENTEEN THOUSAND) per unit.

* * * * *

87, 89 & 91 BROADCAST DRIVE

LOCATION

These 3 blocks are located opposite No. 1 Broadcast Drive.

GENERAL DESCRIPTION BUILT 1978

This development comprises three separate 8-storey blocks of typically older Government accommodation. The buildings appear to be approximately 15-20 years old and are in reasonable condition. There are no facilities other than covered car parking. MORE CLAMBED SITE THAN N°1 BROADCAST DRIVE.

The accommodation comprises :-

- (i) 3 flats at approximately 2,163 sq.ft. (201 sq.m.) each having 3 bedrooms.
- (ii) 24 flats at approximately 2,325 sq.ft. (216 sq.m.) each having 3 bedrooms.
- (iii) 24 flats at approximately 2,024 sq.ft. (188 sq.m.) each having 2 bedrooms.

All the above flats are "C" grade.

RATHER LARGE FOR THE ACCOMODATION THEY PROVIDE

GENERAL COMMENTS AND VALUATION

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\$18,000.00 (HONG KONG DOLLARS EIGHTEEN THOUSAND) per unit.
- (ii) "C" grade - HK\$19,500.00 (HONG KONG DOLLARS NINETEEN THOUSAND AND FIVE HUNDRED) per unit.
- (iii) "C" grade - HK\$17,000.00 (HONG KONG DOLLARS SEVENTEEN THOUSAND) per unit.

* * * * *

HAPPY VILLAS,
1-12 KAU WAH KENG, LAI CHI KOK

LOCATION

This new development is located immediately behind the Lai Chi Kok Amusement Park off Ching Cheung Road. Central Business District is approximately 40 minutes' drive away depending on traffic conditions. DRIVE LIKELY TO TAKE AN HOUR OR MORE IN BUSY PERIODS

GENERAL DESCRIPTION

This is a modern development approximately 5 years old. Government owns all the flats except the penthouses. The development comprises two separate blocks and has the benefit of a communal swimming pool and tennis court together with children play area.

The accommodation comprises:-

- (i) 59 flats of approximately 1,302 sq.ft. (121 sq.m.) each having 3 bedrooms (17 "CD" grade and 42 "D" grade).

VALUATION AND GENERAL COMMENTS

This modern development has the benefit of some reasonably good facilities and appears to be fairly well managed, however, internally the flats appear to be poorly finished with leaking windows. Because of its proximity to the Lai Chi Kok Amusement Park, it can be quite noisy, especially in the evenings.

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\$7,500.00 (HONG KONG DOLLARS SEVEN THOUSAND AND FIVE HUNDRED) per unit.
- (ii) "D" grade - HK\$7,000.00 (HONG KONG DOLLARS SEVEN THOUSAND) per unit.

* * * * *

NAIRN HOUSE,
2-4 PRINCESS MARGARET ROAD

LOCATION

This development is located at the junction of Argyle Street and Princess Margaret Road flyover. The location is therefore somewhat noisy and is likely to become more so in the next two years with the reconstruction of the Princess Margaret Road Flyover. Central Business District is approximately 15-20 minutes' away depending upon traffic conditions. DRIVE LIKELY TO TAKE 40 MINUTES OR MORE IN BUSY PERIODS.

GENERAL DESCRIPTION BUILT 1959

This is a typical older Government development based upon the same design as Chater Hall and Buxey Lodge on Hong Kong side. The development is built in two blocks and has the benefit of garage parking. There are no other facilities.

The accommodation comprises:-

9 flats of approximately 2,013 sq.ft. (187 sq.m.) each having 3 bedrooms ("D" grade).

GENERAL COMMENTS AND VALUATION

This is a convenient but somewhat noisy location. The living environment is likely to be disrupted to quite a degree during the next two years or so while the Princess Margaret Flyover Road is being enlarged.

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\$16,000.00 (HONG KONG DOLLARS SIXTEEN THOUSAND) per unit.

IMMEDIATELY ADJACENT TO TWO MAIN ROADS AND TWO FLYOVERS, VERY NOISY 24 HOURS A DAY

* * * * *

MAN KEI TOI, SAI KUNG

LOCATION

This development is located on the eastern side of Hiram's Highway approximately three quarters of a mile north of Pak Sha Wan Village overlooking Hebe Haven.

Central Business District is approximately 35 - 40 minutes drive depending upon traffic conditions. THE DRIVE COULD WELL TAKE OVER AN HOUR IN BUSY PERIODS.

GENERAL DESCRIPTION BUILT 1972

This is a very charming low-rise development of ~~four~~ ^{three} 3-storey ^{one} 4-storey blocks set in their own very attractive grounds. The development is set back from the highway and is screened by dense natural vegetation.

The tenants, at their own cost, have constructed a small swimming pool.

The accommodation comprises:-

- (i) 6 flats of approximately 2,519 sq.ft. (234 sq.m.) each having 3 bedrooms and garden ("B" grade).
- (ii) 1 flat of approximately 2,293 sq.ft. (213 sq.m.) having 3 bedrooms ("B" grade).
- (iii) 19 flats of approximately 2,368 sq.ft. (220 sq.m.) having 3 bedrooms (16 "C" grade and 3 "CD" grade).

GENERAL COMMENTS AND VALUATION

This is an extremely attractive development in a beautiful rural environment. Sai Kung with its shopping facilities is a few minutes' drive away.

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\$22,500.00 (HONG KONG DOLLARS TWENTY-TWO THOUSAND AND FIVE HUNDRED) per unit.
 - (ii) "B" grade - HK\$20,500.00 (HONG KONG DOLLARS TWENTY THOUSAND AND FIVE HUNDRED) per unit.
 - (iii) "C" grade - HK\$21,500.00 (HONG KONG DOLLARS TWENTY-ONE THOUSAND AND FIVE HUNDRED) per unit.
- "CD" grade - HK\$21,500.00 (HONG KONG DOLLARS TWENTY-ONE THOUSAND AND FIVE HUNDRED) per unit.

* * * * *