

Grade	Number of Units	Location	Area		Monthly Rental Value Per Unit	Page
			sq. ft.	sq. m.		
CD	1	21-25 Borrett Road, Mid-Levels	2,314	215.00	HK\$30,000.00	35
CD	5	111 Mt. Butler Road, Tai Hang	2,336	217.00	25,000.00	25
CD	3	10, Mt. Austin Road, The Peak	2,110	196.00	27,500.00	37
CD	1	26 Mt. Kellest Road, The Peak	1,571	146.00	20,500.00	32
CD	7	Chater Hall, 1 Conduit Road, Mid-Levels	1,550	144.00	18,500.00	15
CD	1	Chater Hall, 1 Conduit Road, Mid-Levels	1,227	114.00	14,500.00	15
CD	1	Chater Hall, 1 Conduit Road, Mid-Levels	1,238	115.00	14,500.00	15
CD	21	Chater Hall, 1 Conduit Road, Mid-Levels	2,024	188.00	24,000.00	15
CD	23	Buxey Lodge, 37 Conduit Road, Mid-Levels	2,024	188.00	24,000.00	17
CD	1	Buxey Lodge, 37 Conduit Road, Mid-Levels	1,238	115.00	14,500.00	17
CD	8	Buxey Lodge, 37 Conduit Road, Mid-Levels	1,561	145.00	18,500.00	17
CD	7	Green Lane Hall, Blue Pool Road	1,638	152.20	18,000.00	26
CD	1	Wilshire Towers, Block A, North Point	1,722	160.00	18,000.00	36
D	8	Green Lane Hall, Blue Pool Road	1,550	144.00	17,000.00	26
D	4	Green Lane Hall, Blue Pool Road	1,464	136.00	16,000.00	26
D	11	Chater Hall, 1 Conduit Road, Mid-Levels	1,238	115.00	14,500.00	15

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Grade	Number of Units	Location	Area		Monthly Rental Value Per Unit	Page
			sq. ft.	sq. m.		
D	1	Chater Hall, 1 Conduit Road, Mid-Levels	1,561	145.00	HK\$18,500.00	15
D	7	Chater Hall, 1 Conduit Road, Mid-Levels	2,024	188.00	24,000.00	15
D	1	Chater Hall, 1 Conduit Road, Mid-Levels	1,550	144.00	18,500.00	15
D	4	Buxey Lodge, 37 Conduit Road, Mid-Levels	2,024	188.00	24,000.00	17
D	2	Buxey Lodge, 37 Conduit Road, Mid-Levels	1,561	145.00	18,500.00	17
D	11	Buxey Lodge, 37 Conduit Road, Mid-Levels	1,238	115.00	14,500.00	17
D	1	Leighton Hill, 16 Link Road, Happy Valley	1,076	100.00	11,000.00	20
D	6	Leighton Hill, 16 Link Road, Happy Valley	2,088	194.00	21,000.00	20
D	4	Leighton Hill, 16 Link Road, Happy Valley	1,582	147.00	16,000.00	20
E	2	Chater Hall, 1 Conduit Road, Mid-Levels	1,227	114.00	14,500.00	15
E	1	Buxey Lodge, 37 Conduit Road, Mid-Levels	1,238	115.00	14,500.00	17

KOWLOON

Grade	Number of Units	Location	Area		Monthly Rental Value Per Unit	Page
			sq.ft.	sq.m.		
A	2	3 Caldecott Road	2,895	269.00	HK\$26,000.00	46
A	4	11 Cornwall Street, Kowloon Tong	2,475	230.00	23,000.00	45
B	21	3 Caldecott Road	2,895	269.00	26,000.00	46
B	1	3 Caldecott Road	1,851	172.00	16,500.00	46
B	45	8 & 10 Caldecott Road	2,734	254.00	24,500.00	46
B	28	Wyllie Court, 15 & 17 Wyllie Path	2,006	186.40	18,000.00	38
B	20	Wyllie Court, 23 Wyllie Path	1,636	152.00	15,000.00	38
B	51	1 Broadcast Drive	2,153	200.00	17,000.00	50
B	4	King's Park Rise	2,852	265.00	27,000.00	41
B	4	King's Park Rise	2,895	269.00	27,000.00	41
B	18	King's Park Rise	3,132	291.00	30,000.00	41
B	19	King's Park Rise	3,175	295.00	30,000.00	41
B	18	Eden Gardens, 9-11 Lok Fung Path, Shatin	2,274	211.30	16,000.00	48

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Grade	Number of Units	Location	Area		Monthly Rental Value Per Unit	Page
			sq.ft.	sq.m.		
B	6	Man Kei Toi, Sai Kung	2,519	234.00	HK\$22,500.00	54
B	1	Man Kei Toi, Sai Kung	2,293	213.00	20,500.00	54
C	26	2 & 4 Caldecott Road	1,991	185.00	18,000.00	46
C	1	1 Broadcast Drive	2,153	200.00	17,500.00	50
C	3	87, 89 & 91 Broadcast Drive	2,163	201.00	18,000.00	51
C	24	87, 89 & 91 Broadcast Drive	2,325	216.00	19,500.00	51
C	24	87, 89 & 91 Broadcast Drive	2,024	188.00	17,000.00	51
C	20	Wylie Court, 23 Wylie Path	1,636	152.00	14,500.00	38
C	18	Wylie Court, 15 & 17 Wylie Path	2,006	186.40	17,500.00	38
C	16	Man Kei Toi, Sai Kung	2,368	220.00	21,500.00	54
C	18	Wylie Gardens, 1-11 King's Park Rise	2,034	189.00	16,500.00	40
C	1	Man Kei Toi, Sai Kung	2,368	220.00	21,500.00	54
CD	24	Wylie Court, 15 & 17 Wylie Path	2,006	186.40	17,000.00	38
CD	3	Man Kei Toi, Sai Kung	2,368	220.00	21,500.00	54
CD	4	Wylie Gardens, 1-11 King's Park Rise	2,034	189.00	16,500.00	40
CD	17	Happy Villas, 1-12 Kay Wah Keng, Lai Chi Kok	1,302	121.00	7,500.00	52

Grade	Number of Units	Location	Area		Monthly Rental Value Per Unit	Page
			sq.ft.	sq.m.		
CD	36	6 & 10 Lok Fung Path, Shatin	1,292	120.00	HK\$ 8,000.00	49
D	42	Happy Villas, 1-12 Kau Wah Keng, Lai Chi Kok	1,302	121.00	7,000.00	52
D	20	6 & 10 Lok Fung Path, Shatin	1,292	120.00	8,000.00	49
D	30	1, 3 & 5 Ede Road	1,701	158.00	15,000.00	44
D	20	1, 3 & 5 Ede Road	1,496	139.00	13,500.00	44
D	3	23 Homantin Hill Road	1,660	154.20	13,500.00	43
D	2	23 Homantin Hill Road	1,514	140.70	12,000.00	43
D	9	Nairn House, 2-4 Princess Margaret Road	2,013	187.00	16,000.00	53

BLOCKS 41 - 44,
 BAGUIO VILLAS,
550 VICTORIA ROAD, POKFULAM

LOCATION

This development is located on the seaward side of Victoria Road and has the benefit of good seaviews. Public transport is available in the form of mini-buses and Central Business District is approximately 20 minutes' drive away depending on traffic conditions.

GENERAL DESCRIPTION

A large privately built development with four Government owned blocks built in the late 1970s. The estate has the benefit of several communal facilities, such as a tennis court and swimming pool as well as a small number of local shops.

The Government accommodation comprises:-

97 flats of approximately 2,142 sq.ft. (199 sq.m.) each having 4 bedrooms ("C" grade).

VALUATION AND GENERAL COMMENTS

This is quite a popular location for expatriates because of its relative seclusion and proximity to the sea.

It also has the benefit of seaviews. This estate does have some facilities and public transport is readily 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 HK\$24,500.00 (HONG KONG DOLLARS TWENTY-FOUR THOUSAND AND FIVE HUNDRED) per unit.

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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 sea views. Central Business District is approximately 15 minutes' drive depending upon traffic conditions.

GENERAL DESCRIPTION

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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47 SASSOON ROAD, POKFULAMLOCATION

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

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.

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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.

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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