

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).

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

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

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

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).

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 PEAKLOCATION

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.

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). --
- (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 3 bedrooms (22 "B" grade and 4 "C" grade).

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

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.

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 (14 "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.

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26 MOUNT KELLETT ROAD, THE PEAKLOCATION

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

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).

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:-

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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

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).

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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