

1, 3 & 5 EDE ROAD, BEACON HILLLOCATION

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.

GENERAL DESCRIPTION

This is an older Government development approximately 15 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.

* * * * *

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.

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.

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.

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.

* * * * *

2, 3, 4, 8 AND 10 CALDECOTT ROAD

LOCATION

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.

GENERAL DESCRIPTION

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:-

- (i) 23 flats of approximately 2,895 sq.ft. (269 sq.m.) each having 3 bedrooms (2 "A" grade and 21 "B" grade).
- (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.

GENERAL COMMENTS AND VALUATION

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.

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:-

...../ 47.

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.

GENERAL DESCRIPTION

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).

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 8 LOK FUNG PATH, SHATINLOCATION

Located very close to Eden Gardens on Lok Fung Path.

GENERAL DESCRIPTION

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 DRIVELOCATION

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.

GENERAL DESCRIPTION

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.

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).

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 DRIVELOCATION

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

GENERAL DESCRIPTION

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.

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.

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.

* * * * *