



DAILY INFORMATION BULLETIN

FRIDAY, JUNE 4, 1976.

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RENT CONTROLS ON POST-WAR DOMESTIC PREMISES TO BE EXTENDED
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GOVERNMENT TODAY ANNOUNCED THAT IT IS PROPOSING TO EXTEND RENT CONTROLS FOR POST-WAR DOMESTIC PREMISES FOR A FURTHER THREE YEARS FROM DECEMBER THIS YEAR. THUS, TENANTS OF CONTROLLED PREMISES WOULD CONTINUE TO ENJOY SECURITY OF TENURE UNTIL THE END OF 1979.

THIS PROPOSAL IS CONTAINED IN THE LANDLORD AND TENANT (CONSOLIDATION) (AMENDMENT) BILL 1976 PUBLISHED IN THE GAZETTE TODAY. COMMENTING ON THE BILL, THE SECRETARY FOR HOUSING, MR. IAN LIGHTBODY, SAID THAT THE EXTENSION AFFIRMS GOVERNMENT RECOGNITION OF THE CONTINUING NEED TO PROTECT TENANTS BOTH FROM UNREASONABLE INCREASES IN RENT AND FROM EVICTION, AND SHOULD RE-ASSURE TENANTS AS TO THEIR FUTURE POSITION.

HE EXPLAINED THAT SO LONG AS THERE EXISTED A LARGE GAP BETWEEN REGULATED RENTS AND MARKET RENTS, TENANTS WOULD CONTINUE TO REQUIRE PROTECTION. EVEN FOLLOWING THE SECOND ROUND OF INCREASES, NOW DUE IN RESPECT OF MANY PROTECTED TENANCIES, IT IS LIKELY THAT THE NEW RENTS OF MOST OF THOSE FIRST CONTROLLED IN 1970 WILL BE LESS THAN 65 PER CENT OF MARKET RENTS, AND IN THESE CIRCUMSTANCES DECONTROL IS NOT CONSIDERED TO BE IN THE PUBLIC INTEREST.

NEVERTHELESS, LANDLORDS ARE ENTITLED TO SOME INCREASE IN RENTS AND THE PRESENT PROVISIONS FOR REGULATED INCREASES EVERY TWO YEARS UNDER THE +FACTOR+ SYSTEM IS TO CONTINUE.

THE BILL ALSO INCLUDES PROVISIONS FOR A LANDLORD TO OBTAIN AN INCREASE IN RENT WHERE HE IS PREPARED TO CARRY OUT IMPROVEMENTS - NOT REPAIRS - TO PREMISES. PROPOSALS FOR THIS WERE INCLUDED IN A BILL AT THE END OF LAST YEAR BUT WERE WITHDRAWN FOR FURTHER CONSIDERATION. THE NEW PROPOSALS LOWER TO \$5,000 THE MINIMUM AMOUNT OF EXPENDITURE NECESSARY TO QUALIFY FOR AN INCREASE - EXPAND THE DEFINITION OF +IMPROVEMENTS+ TO COVER REPLACEMENTS OF DEFECTIVE OR WORN-OUT FITTINGS SUCH AS PLUMBING WORKS OR WIRING - AND PROVIDE TENANTS WITH A RIGHT OF APPEAL.

LANDLORDS ARE ENCOURAGED TO SEEK THE AGREEMENT OF THEIR TENANTS TO THE PROPOSED IMPROVEMENTS OR REPLACEMENTS IN ADVANCE, SINCE THE DRAFT LEGISLATION PROVIDES FOR A MAXIMUM OF 20 PER CENT OF THE COST OF THE IMPROVEMENTS OR REPLACEMENTS TO BE RECOVERED BY AN INCREASE OF THE ANNUAL RENT PAYABLE. THESE PROPOSALS ARE AIMED AT ENCOURAGING LANDLORDS TO IMPROVE THEIR PROPERTIES AND THUS THE ENVIRONMENT OF THEIR TENANTS.

FURTHER MINOR AMENDMENTS ARE INCLUDED IN THE BILL TO ASSIST IN RESOLVING DISPUTES BETWEEN LANDLORDS AND TENANTS AS TO THE PRIMARY USER OF PREMISES.

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PROPOSAL TO ABOLISH DUAL TIME SYSTEM

A BILL HAS BEEN PUBLISHED TODAY WHICH IF PASSED WOULD HAVE THE EFFECT OF ABOLISHING THE DUAL TIME SYSTEM IN HONG KONG AND RETAINING PERMANENTLY THE PRESENT SUMMER TIME.

THE ONE-TIME SYSTEM WOULD BE KNOWN AS +HONG KONG TIME+ AND WOULD BE NINE HOURS AHEAD OF GREENWICH MEAN TIME (GMT).

THE BILL WILL NOT BE TABLED IN THE LEGISLATIVE COUNCIL FOR SEVERAL WEEKS IN ORDER TO ALLOW THE PUBLIC PLENTY OF TIME TO COMMENT ON THE PROPOSAL.

A GOVERNMENT SPOKESMAN POINTED OUT A PERMANENT TIME SYSTEM WAS NOW BEING PROPOSED BECAUSE OF AN APPARENT STRONG PREFERENCE FOR IT FROM MEMBERS OF THE PUBLIC. IT WOULD ALSO BRING HONG KONG IN LINE WITH OTHER COUNTRIES, MANY OF WHICH ARE ALREADY ON A FIXED TIME SYSTEM.

ALTHOUGH THE PROPOSED PERMANENT TIME SYSTEM WOULD RESULT IN DARKER MORNINGS DURING THE WINTER, TAKING THE MORNINGS AND THE EVENINGS TOGETHER FAR FEWER JOURNEYS WOULD HAVE TO BE MADE IN THE DARK, AS THE DARKER MORNINGS WOULD BE OFFSET BY LIGHTER EVENINGS THROUGHOUT THE YEAR INSTEAD OF ONLY IN THE SUMMER MONTHS AS AT PRESENT.

UNDER THE +GMT PLUS 9+ SYSTEM, THOSE FACTORY WORKERS AND SCHOOL CHILDREN WHO LEAVE HOME AT 7.30 A.M. IN THE MORNING, THAT IS APPROXIMATELY THE LATEST TIME WHEN DAWN BREAKS IN THE WINTER MONTHS, WILL EXPERIENCE DARK MORNINGS FOR ABOUT TWO MONTHS.

ON THE OTHER HAND, THOSE PEOPLE ARRIVING HOME BEFORE 7 P.M. IN THE EVENING WILL TRAVEL IN DAYLIGHT THROUGHOUT THE YEAR.

AS FAR AS STUDENTS ARE CONCERNED, THE DIRECTOR OF EDUCATION IS PREPARED TO CONSIDER SYMPATHETICALLY REQUESTS FROM SCHOOL PRINCIPALS FOR AN ADJUSTMENT OF SCHOOL HOURS TO MINIMISE TRAVELLING TO SCHOOL IN THE DARK.

THE SPOKESMAN SAID THAT THERE ARE AT LEAST TWO DISTINCT ADVANTAGES IN RETAINING THE PRESENT TIME SYSTEM AS A PERMANENT ONE. THE FIRST OF THESE IS THAT PEOPLE WILL NO LONGER HAVE TO ADJUST THEIR CLOCKS AGAIN THUS AVOIDING ANY INCONVENIENCE.

THE OTHER ADVANTAGE IS THAT IT MAKES MAXIMUM USE OF DAYLIGHT AND THE EXTRA HOURS WILL ALLOW MORE TIME FOR OUTDOOR RECREATIONAL ACTIVITIES IN THE EVENINGS PARTICULARLY IN THE FINE WEATHER THAT HONG KONG NORMALLY EXPERIENCES DURING THE WINTER.

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WORKERS TO GET FOUR EXTRA PAID HOLIDAYS A YEAR

WORKERS IN HONG KONG WILL GET FOUR MORE PAID HOLIDAYS A YEAR IN ADDITION TO THOSE WHICH THEY ARE ALREADY ENTITLED, IF A BILL TO AMEND THE EMPLOYMENT ORDINANCE IS PASSED BY THE LEGISLATIVE COUNCIL.

THE PROPOSED NEW HOLIDAYS ARE THE THIRD DAY OF THE LUNAR NEW YEAR= THE FIRST WEEK DAY IN JULY OR ALTERNATIVELY THE FIRST WEEK DAY IN AUGUST= THE CHUNG YEUNG FESTIVAL AND THE CHINESE WINTER SOLSTICE FESTIVAL OR ALTERNATIVELY, CHRISTMAS DAY.

THE PROPOSAL IS CONTAINED IN THE EMPLOYMENT (AMENDMENT) BILL 1976 PUBLISHED TODAY (FRIDAY) IN THE GAZETTE AND IF PASSED, THE AMENDING LEGISLATION WILL COME INTO FORCE ON JANUARY 1, 1977.

UNDER THE AMENDING LEGISLATION, THE NUMBER OF STATUTORY PAID HOLIDAYS WHICH WORKERS WILL HAVE WILL INCREASE FROM SIX TO TEN EACH YEAR.

THE ACTING COMMISSIONER FOR LABOUR, MR. NEIL HENDERSON SAID THE MOVE WOULD BRING HONG KONG MORE INTO LINE WITH THE PROVISION OF STATUTORY PAID HOLIDAYS ELSEWHERE. IT AFFECTS ALL MANUAL WORKERS AND ALL THOSE NON-MANUAL WORKERS EARNING LESS THAN \$2,000 A MONTH, WHO ARE COVERED BY THE EMPLOYMENT ORDINANCE.

THE LABOUR ADVISORY BOARD HAS UNANIMOUSLY SUPPORTED THE PROPOSAL.

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SURFACE MAIL TO LEBANON SUSPENDED

THE POST OFFICE ANNOUNCED TODAY (FRIDAY) THAT DUE TO LACK OF SHIPPING OUTLETS, SURFACE LETTER AND PARCEL SERVICES TO LEBANON HAVE BEEN SUSPENDED.

NO LETTERS OR PARCELS FOR DESPATCH TO LEBANON BY SURFACE CAN BE ACCEPTED AT POST OFFICES UNTIL FURTHER NOTICE.

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POWERS FOR HOUSING AUTHORITY TO TERMINATE TENANCIES IMMEDIATELY

THE HOUSING AUTHORITY IS TO BE GIVEN POWERS TO TERMINATE IMMEDIATELY THE LEASE OF FLATS NOT OCCUPIED BY THE AUTHORISED TENANTS.

A GOVERNMENT SPOKESMAN SAID TODAY (FRIDAY) THAT THIS MOVE WAS BEING TAKEN TO PUT AN END TO THE BREACHES OF TENANCY AGREEMENTS THAT ARISE WHEN TENANTS MOVE TO OTHER ACCOMMODATION AND LEAVE THE FLATS EMPTY, OR WHERE THE FLATS ARE TOTALLY SUBLET.

AT PRESENT THE AUTHORITY MUST GIVE ONE MONTH'S NOTICE TO TENANTS TO QUIT (EXCEPT IN EXCEPTIONAL CIRCUMSTANCES) BUT TENANTS GET AROUND THIS BY RE-OCCUPYING THE FLATS FOR A PERIOD OF TIME AND THEN CONTINUING THE BREACH OF THE AGREEMENT.

THIS IS AN UNSATISFACTORY SITUATION IN VIEW OF THE SERIOUS SHORTAGE OF PUBLIC HOUSING FOR THE VARIOUS ELIGIBLE CATEGORIES. TO ENSURE PROPER CONTROL AND USE OF PUBLIC HOUSING, THE HOUSING AUTHORITY REQUIRES THE NEW POWERS TO TERMINATE TENANCIES WITHOUT NOTICE AND RECOVER FLATS IMMEDIATELY ONCE SUCH A BREACH HAS BEEN ESTABLISHED.

TENANTS CAN APPEAL AGAINST THE DECISION OF THE ESTATE STAFF WITHIN TEN DAYS OF RECEIVING THE NOTICE.

A BILL TO GIVE EFFECT TO THIS CHANGE IS PUBLISHED TODAY AND WILL BE INTRODUCED INTO THE LEGISLATIVE COUNCIL SHORTLY.

THE HOUSING (AMENDMENT) BILL 1976 ALSO PROVIDES TO MEET THE INCREASING WORK-LOAD OF THE APPEALS COMMITTEE BY ENLARGING IT FROM THREE TO SIX MEMBERS AND OF THESE, TWO MEMBERS MUST NOT BE AUTHORITY MEMBERS. THE COMMITTEE WILL THEN BE ABLE TO OPERATE AS SEVERAL PANELS AND DIVIDE THE WORK.

OTHER AMENDMENTS IN THE BILL DEAL WITH PROCEDURAL MATTERS.

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NEW CLASS OF NEW TERRITORIES TAXI EXPECTED TO BE INTRODUCED

A NEW CLASS OF NEW TERRITORIES TAXI WILL BE INTRODUCED IF LEGISLATION ENABLING THE GOVERNMENT TO DO SO IS PASSED.

A BILL TO AMEND THE ROAD TRAFFIC ORDINANCE BY MAKING NEW TERRITORIES TAXIS A CLASS OF VEHICLE, WILL BE INTRODUCED IN THE LEGISLATIVE COUNCIL SHORTLY.

THE BILL, KNOWN AS THE ROAD TRAFFIC (AMENDMENT) BILL 1976, IS PUBLISHED IN THE GAZETTE TODAY (FRIDAY) FOR THE INFORMATION OF THE PUBLIC.

IF THE BILL IS PASSED IT WILL BE FOLLOWED BY REGULATIONS TO ENABLE THE INTRODUCTION AND CONTROL OF THIS NEW CLASS OF TAXI.

A GOVERNMENT SPOKESMAN SAID THAT IT IS PROPOSED INITIALLY TO LIMIT THE ISSUE OF NEW TERRITORIES TAXI LICENCES TO 750, TO BE PROCESSED IN THREE BATCHES OF 250 EACH.

IT IS EXPECTED THAT DETAILS OF HOW TO APPLY WILL BE ANNOUNCED BY THE TRANSPORT DEPARTMENT AT THE END OF JULY.

THE SPOKESMAN WENT ON TO SAY THAT THE NEW TERRITORIES TAXIS WILL BE RESTRICTED TO OPERATING IN THE RURAL AREAS OF THE NEW TERRITORIES- IN OTHER WORDS THEY WILL NOT BE ALLOWED TO OPERATE IN THE URBAN AREAS OR IN TSUEN WAN AND SHATIN.

THE SPOKESMAN ADDED THAT SUCH RESTRICTIONS ON THE NEW TERRITORIES TAXIS IS TO PREVENT THEM FROM GRAVITATING TOWARDS THE URBAN AREAS AND THUS FRUSTRATING THE OBJECT OF THIS SCHEME WHICH IS TO PROVIDE THE POPULATION OF THE RURAL AREAS WITH A LEGAL TAXI SERVICE IN PLACE OF THE PRESENT ILLEGAL +PAK PAIS+.

ORDINARY TAXIS WILL, OF COURSE, CONTINUE TO BE ALLOWED TO OPERATE IN THE NEW TERRITORIES, HE ADDED.

THE PROPOSED FARE STRUCTURE FOR N.T. TAXIS WILL BE \$1 FOR THE FIRST MILE AND 20 CENTS FOR EVERY ONE-FIFTH OF A MILE THEREAFTER.

N.T. TAXI LICENCES WILL BE ISSUED TO APPLICANTS WITHOUT CALLING FOR EITHER TENDERS OR THE PAYMENT OF A PREMIUM.

FOR THE INITIAL ISSUE EACH SUCCESSFUL APPLICANT WILL BE LIMITED TO ONE N.T. TAXI LICENCE, THE PRE-QUALIFICATION FOR THE GRANT OF A LICENCE BEING OWNERSHIP SINCE JANUARY 1, 1976 OF A PRIVATE CAR AND THE POSSESSION, FOR A PERIOD OF OVER THREE YEARS, OF A LICENCE TO DRIVE A PRIVATE CAR.

THE SPOKESMAN SAID THAT THE AIM OF THIS PRE-QUALIFICATION IS TO GIVE PRESENT +PAK PAI+ OWNERS/OPERATORS AN OPPORTUNITY TO TAKE UP THE LICENCES.

/THE VEHICLE

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THE VEHICLE SUBMITTED FOR LICENSING AS A NEW TERRITORIES TAXI WILL HAVE TO BE A SALOON CAR AND WILL HAVE TO PASS A TEST OF ROADWORTHINESS ON INSPECTION BY THE TRANSPORT DEPARTMENT.

THE PROPOSED ANNUAL LICENCE FEE FOR N.T. TAXIS WILL BE \$500. ALL N.T. TAXIS WILL HAVE TO BE PAINTED IN SPECIFIED COLOURS TO BE NOTIFIED TO APPLICANTS LATER.

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AMENDMENTS TO TELEPHONE ORDINANCE
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A NUMBER OF AMENDMENTS ARE TO BE MADE TO THE TELEPHONE ORDINANCE TO GIVE LEGISLATIVE EFFECT TO SOME OF THE MORE PRESSING DECISIONS ARISING FROM THE REPORT OF THE COMMISSION OF INQUIRY.

THE AMENDMENTS WHICH ARE CONTAINED IN THE TELEPHONE (AMENDMENT) BILL 1976 ARE :

- * TO REDUCE THE INSTALLATION CHARGE FROM \$400 TO \$250 WITH RETROSPECTIVE EFFECT FROM MARCH 1, 1975,
- * TO REDUCE THE REMOVAL CHARGE FROM \$350 TO \$250 WITH RETROSPECTIVE EFFECT FROM MARCH 1, 1975,
- * TO PROVIDE THAT ALL CHARGES NOT STIPULATED IN THE SCHEDULE TO THE TELEPHONE ORDINANCE SHOULD BE SUBJECT TO PRIOR AGREEMENT BETWEEN THE POSTMASTER GENERAL AND THE TELEPHONE COMPANY,
- * TO ENABLE THE GOVERNOR TO APPOINT NOT MORE THAN TWO PERSONS TO BE ADDITIONAL DIRECTORS ON THE BOARD OF THE COMPANY, AND,
- * TO ABOLISH THE PAYMENT OF ROYALTY BY THE COMPANY AS FROM JANUARY 1, 1976.

THE BILL ALSO PROPOSES TO EXTEND FOR A FURTHER 20 YEARS, RETROSPECTIVELY FROM JULY 1, 1975, THE CONCESSION GRANTED TO THE COMPANY TO OPERATE A TELEPHONE SERVICE IN HONG KONG.

COMMENTING ON THE REDUCTION IN INSTALLATION AND REMOVAL CHARGES, A GOVERNMENT SPOKESMAN SAID THAT THE TELEPHONE COMPANY HAD ALREADY INTRODUCED THE LOWER CHARGES IMMEDIATELY AFTER THE GOVERNMENT'S DECISION WAS ANNOUNCED IN THE LEGISLATIVE COUNCIL IN NOVEMBER 1975 AND HAD RECENTLY MADE REFUNDS TO THOSE SUBSCRIBERS WHO HAVE BENEFITTED BY THE REDUCTIONS.

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KWUN TONG TECHNICAL INSTITUTE OPEN DAY

MEMBERS OF THE PUBLIC WILL BE ABLE TO SEE SOME OF THE WORK DONE BY STUDENTS OF THE KWUN TONG TECHNICAL INSTITUTE WHICH IS HOLDING ITS OPEN DAY FROM 2.30 TO 6 P.M. ON SUNDAY.

THE INSTITUTE HAS FIVE TEACHING DEPARTMENTS - CLOTHING INDUSTRIES, TEXTILE INDUSTRIES, ELECTRICAL ENGINEERING, MECHANICAL ENGINEERING AND PRINTING.

THE INSTITUTE, ONE OF THREE PROVIDING TECHNICAL EDUCATION IN HONG KONG, COMMENCED CLASSES IN SEPTEMBER 1975.

ALL THREE INSTITUTES HAVE THE MAJOR FUNCTION OF ORGANISING TECHNICAL EDUCATION TO COMPLEMENT ON-THE-JOB TRAINING PROVIDED BY INDUSTRIES.

VISITORS WILL HAVE THE OPPORTUNITY TO ENTER THE WORKSHOPS AND SEE SOME STUDENTS AT WORK.

NOTE TO EDITORS: YOU ARE INVITED TO SEND A REPRESENTATIVE TO COVER THE OPEN DAY. THE INSTITUTE IS SITUATED IN HIU MING STREET, KWUN TONG.

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GOVERNMENT GIVES UP BLOCK OF FLATS

A BLOCK OF 48 FLATS AT BREEZY COURT, PARK ROAD, MID-LEVELS, FORMERLY OCCUPIED AS QUARTERS FOR GOVERNMENT OFFICERS, WAS TODAY HANDED BACK TO THE OWNERS.

COMMENTING ON THE MOVE, A SPOKESMAN FOR THE RATING AND VALUATION DEPARTMENT SAID, "THE GOVERNMENT HAS USED THESE FLATS CONTINUOUSLY SINCE 1960 WHEN THEY WERE FIRST BUILT. THIS YEAR, RENT NEGOTIATIONS FOR A CONTINUATION OF THE TENANCY BROKE DOWN AND, AS ALTERNATIVE ACCOMMODATION WAS READILY AVAILABLE ON MORE FAVOURABLE TERMS, IT WAS DECIDED TO GIVE THEM UP."

THE SPOKESMAN ADDED THAT THE GOVERNMENT WAS NOT PREPARED TO PAY MORE THAN A REASONABLE MARKET RENT FOR ACCOMMODATION IT LEASED FROM THE PRIVATE SECTOR.

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TOWN PLANNING AND PROPERTY OWNERS

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TOWN PLANNING IN HONG KONG IS NOT AS RIGID AS IT IS OFTEN MADE OUT TO BE AND THERE ARE VARIOUS AVENUES OPEN TO OWNERS OF PROPERTY AFFECTED BY TOWN PLANS TO SEEK VARIATION FROM THE ZONING PLANS PREPARED BY THE TOWN PLANNING BOARD.

THIS WAS UNDERLINED BY MR. CHAMSON CHAU, GOVERNMENT TOWN PLANNER OF THE PUBLIC WORKS DEPARTMENT, IN A LUNCHEON SPEECH TO THE ROTARY CLUB OF KOWLOON NORTH TODAY.

MR. CHAU SAID P.W.D. TOWN PLANNERS MADE EVERY EFFORT TO AVOID USING FULLY DEVELOPED PRIVATE PROPERTIES FOR PUBLIC USES, BUT INEVITABLY SOME PRIVATE LAND HAD TO BE ACQUIRED TO OBTAIN SUITABLE LAND FOR GOVERNMENT, INSTITUTIONAL AND COMMUNITY PURPOSES AND OPEN SPACES.

THIS WAS UNAVOIDABLE IN A SMALL PLACE LIKE HONG KONG WHERE SUITABLE LAND FOR COMMUNITY DEVELOPMENT WAS LIMITED, AND YET HAD TO BE FOUND TO MEET THE NEEDS OF THE EXPANDING POPULATION.

IN 1974, MR. CHAU SAID, HONG KONG'S POPULATION STOOD AT 4.3 MILLION AND WAS EXPECTED TO RISE TO 4.8 MILLION BY 1981 AND TO 5.8 MILLION BY 1991.

+THIS IS AN INCREASE OF ABOUT 100,000 PEOPLE A YEAR, AND THE RESULTING PRESSURES OF ALL KINDS FOR LAND ARE THUS ENORMOUS.

+THIS IS THE DIFFICULT JOB OF THE TOWN PLANNER — TO SEE TO IT THAT ENOUGH LAND IS SET ASIDE TO MEET THE POPULATION'S NEED.+

UNDER THE TOWN PLANNING ORDINANCE, HE SAID, THE TOWN PLANNING BOARD AFTER HAVING PREPARED A TOWN PLAN MAY RECOMMEND TO THE GOVERNOR-IN-COUNCIL RESUMPTION OF ANY LAND INTERFERING WITH ITS PLAN.

HOWEVER, ANY DRAFT PLAN PREPARED UNDER THE DIRECTION OF THE BOARD AND WHICH IT DEEMED SUITABLE FOR SUBMISSION TO THE GOVERNOR-IN-COUNCIL FOR APPROVAL, MUST BY LAW BE EXHIBITED FOR PUBLIC INSPECTION FOR TWO MONTHS, AND THE HOURS AND PLACE MUST BE ADVERTISED ONCE A WEEK IN THE NEWSPAPERS AS WELL AS THE GOVERNMENT GAZETTE.

+DURING THIS PERIOD, ANY PERSON AFFECTED BY THE DRAFT PLAN MAY SUBMIT WRITTEN OBJECTIONS TO ANYTHING APPEARING IN THE DRAFT PLAN, INCLUDING THE NOTES PERTAINING TO THE USES OF THE VARIOUS ZONES OUTLINED IN THE PLAN.

/+OBJECTIONS

+OBJECTIONS TO PLANS CAN INCLUDE OBJECTIONS TO THE ZONING OF INDIVIDUAL SITES, OR PROPERTY BEING AFFECTED BY ADJOINING ZONING,+ HE SAID. +ONE CAN ALSO OBJECT TO THE ACCOMPANYING NOTES WHICH DEFINE WHAT DEVELOPMENT CAN BE AUTOMATICALLY ALLOWED AND WHAT REQUIRES SPECIFIC PERMISSION.+

ALL OBJECTIONS, HE SAID, WERE CONSIDERED BY THE BOARD.

+IF, AFTER CONSIDERING AN OBJECTION, THE TOWN PLANNING BOARD DECIDES NOT TO UPHOLD IT, THE OBJECTOR HAS A RIGHT TO BE HEARD BY THE BOARD.

+IF THE BOARD STILL DOES NOT UPHOLD THE OBJECTION, A FULL REPORT WILL BE MADE WHEN THE PLAN IS SUBMITTED TO THE GOVERNOR-IN-COUNCIL FOR APPROVAL,+ HE SAID.

THE GOVERNOR-IN-COUNCIL WOULD THEN CONSIDER WHETHER TO APPROVE THE PLAN, REFUSE IT, OR REFER IT BACK TO THE BOARD FOR RE-CONSIDERATION AND AMENDMENT.

BESIDES FORMAL OBJECTIONS TO THE BOARD, MR. CHAU EMPHASISED THAT, PROPERTY OWNERS COULD ALSO APPLY TO THE BOARD FOR SPECIAL PERMISSION FOR VARIATION FROM THE LAND USE ZONING SHOWN ON THE STATUTORY PLAN.

THIS +PERMISSION SYSTEM+ WAS INTRODUCED IN 1974 AND PROVIDES GREATER FLEXIBILITY IN THE USE OF SITES ZONED FOR SPECIFIED PURPOSES.

+THIS MEANS THAT IF, FOR EXAMPLE, YOUR PROPERTY IS ZONED FOR RESIDENTIAL USE ON A TOWN PLAN YOU CAN APPLY FOR PLANNING PERMISSION TO DEVELOP IT FOR COMMERCIAL USE.

+IF ON THE OTHER HAND THE PROPERTY IS ZONED FOR GOVERNMENT USE, SUCH AS A MARKET, YOU CAN ALSO APPLY FOR PERMISSION TO DEVELOP IT FOR RESIDENTIAL USE,+ HE EXPLAINED.

IN THE EVENT OF THE BOARD TURNING DOWN A PLANNING APPLICATION, HE SAID, THE APPLICANT COULD ALWAYS ASK FOR A REVIEW AND IF THIS WAS ALSO UNSUCCESSFUL THE APPLICANT COULD PETITION THE GOVERNOR-IN-COUNCIL.

IN CONSIDERING SUCH A PETITION, MR. CHAU SAID, THE GOVERNOR-IN-COUNCIL WOULD TAKE INTO ACCOUNT THE BOARD'S VIEW AND ALSO ANY PREVAILING FINANCIAL LIMITATIONS.

THE GOVERNOR-IN-COUNCIL WOULD THEN REACH ONE OF THREE POSSIBLE DECISIONS -- TO APPROVE THE APPLICATION AND ALLOW DEVELOPMENT TO PROCEED= REJECT THE APPLICATION AND SEEK FUNDS TO ACQUIRE THE SITE= OR REJECT THE APPLICATION AND ALLOW THE SITE TO REMAIN 'FROZEN' PENDING THE AVAILABILITY OF FUNDS.

MR. CHAU SAID THE PERIOD A PROPERTY WAS 'FROZEN' NORMALLY DEPENDED ON WHETHER THE LOT WAS HELD ON A RENEWABLE LEASE OR A NON-RENEWABLE LEASE.

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+IF THE LOT IS HELD ON A NON-RENEWABLE LEASE IT WILL NOT BE THE SUBJECT OF A RE-GRANT IN THE EVENT OF THE LAND BEING REQUIRED FOR PUBLIC PURPOSES, AND RE-DEVELOPMENT CAN BE FROZEN FOR UP TO TEN YEARS,+ HE SAID.

+ON THE OTHER HAND, IF THE LOT IS HELD ON OTHER THAN A NON-RENEWABLE LEASE, THE MAXIMUM PERIOD DURING WHICH RE-DEVELOPMENT CAN BE FROZEN SHALL ONLY EXTEND TO THE END OF THE FOLLOWING FINANCIAL YEAR. IN OTHER WORDS, THE MINIMUM PERIOD WILL BE JUST OVER ONE YEAR AND THE MAXIMUM PERIOD JUST UNDER TWO YEARS.+

HE ADDED : +IT MUST BE REMEMBERED, HOWEVER, THAT FREEZING THE DEVELOPMENT OF PROPERTY WILL NOT BE NECESSARY IF THE GOVERNMENT HAS FUNDS AVAILABLE FOR THEIR ACQUISITION.

+IN THIS CASE, THE GOVERNMENT SIMPLY PAYS YOU OFF.+

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TRAFFIC DIVERSIONS

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THE SECTION OF POK FU LAM ROAD BETWEEN QUEEN'S ROAD WEST AND SECOND STREET WILL BE CLOSED TO ALL SOUTHBOUND TRAFFIC FOR TWO MONTHS FROM 10 A.M. ON MONDAY (JUNE 7) TO FACILITATE ROAD RECONSTRUCTION.

MOTORISTS TRAVELLING SOUTH WILL BE DIVERTED TO USE WESTERN STREET.

CMB ROUTES 3A, 4, 7, 70 AND 71 WILL BE DIVERTED TO OPERATE ALONG QUEEN'S ROAD WEST, WATER STREET AND THIRD STREET BEFORE ENTERING POK FU LAM ROAD.

WATER STREET WILL BE CLOSED TO ALL SOUTHBOUND TRAFFIC EXCEPT FRANCHISED BUSES.

APPROPRIATE TRAFFIC SIGNS WILL BE PUT UP IN THE AREA TO GUIDE MOTORISTS AND BUS PASSENGERS WILL BE ADVISED BY NOTICES AT THE AFFECTED BUS STOPS.

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