



DAILY INFORMATION BULLETIN

WEDNESDAY, APRIL 3, 1974

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DAILY GUIDE TO WHOLESALE PRICES AND SUPPLY OF BASIC FOOD
COMMODITIES

WEDNESDAY, APRIL 3, 1974

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PROPERTY REVIEW

VACANCIES UP - SUPPLY OF NEW LETTINGS NOT ENCOURAGING

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THE NUMBER OF DOMESTIC UNITS COMPLETED IN THE PRIVATE SECTOR DURING 1973 WAS 23,733, AN INCREASE OF SOME 3,150 OR 15 PER CENT OVER THE 1972 FIGURE.

ALTHOUGH THE NUMBER OF COMPLETIONS WAS HIGHER THAN THAT FOR ANY OF THE PREVIOUS SIX YEARS IT FELL RATHER SHORT OF EXPECTATIONS.

THIS, TOGETHER WITH THE FACT THAT ESTIMATED COMPLETIONS FOR 1974 AT 19,600 UNITS ARE ALSO LESS THAN PREVIOUSLY ESTIMATED, IS NOT ENCOURAGING IN VIEW OF THE VERY LARGE AND UNSATISFIED DEMAND FOR HOUSING IN HONG KONG, AND DOES TEND TO INDICATE THAT SUPPLY IS TAKING A SLIGHT DOWNWARD TREND, THE COMMISSIONER OF RATING AND VALUATION, MR. R.A.FRY, SAYS IN HIS 1974 PROPERTY REVIEW.

IN DECEMBER 1973 THERE WERE 10,103 UNOCCUPIED DOMESTIC UNITS IN THE PRIVATE SECTOR, AN INCREASE OF SOME 3,000 OVER THE FIGURE A YEAR PREVIOUSLY. ALTHOUGH JUST OVER 4,100 (41 PER CENT OF TOTAL VACANCIES) OF THESE WERE IN BUILDINGS CERTIFIED FOR OCCUPATION IN THE LAST THREE MONTHS OF THE YEAR THERE WOULD SEEM TO BE LITTLE DOUBT NOW OF THE INCREASING UPWARD TREND OF VACANCIES. THIS TREND HAS BEEN BROUGHT ABOUT, IN PART, BY THE VERY HIGH PURCHASE PRICES AND RENTS BEING ASKED FOR NEW PREMISES= PRICES AND RENTS WHICH ARE, IN MANY CASES, NO LONGER TENABLE.

GENERALLY, DOMESTIC RENTALS CONTINUED TO MOVE UPWARDS DURING THE YEAR AND THE DEPARTMENT'S RENTAL INDEX ROSE BY JUST OVER 10 PER CENT.

/THESE FIGURES

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THESE FIGURES DO NOT, HOWEVER, PROVIDE THE FULL RENTAL PICTURE FOR MANY RENTS WERE SUBJECT TO THE PROVISIONS OF RENT INCREASE CONTROL LEGISLATION WHILST OTHERS WERE +FROZEN+ FOR THE LATTER HALF OF THE YEAR, MR. FRY SAYS.

TODAY THE RENTALS OF VIRTUALLY ALL EXISTING TENANCIES IN POST-WAR BUILT PREMISES (EXCEPT THOSE CERTIFIED FOR OCCUPATION AFTER DECEMBER 14, 1973) ARE SUBJECT TO CONTROL AND TO PROVIDE AN INDICATOR OF MARKET RENTALS THE DEPARTMENT ANALYSED SOME 4,150 CASES OF KNOWN +NEW+ LETTINGS IN 1973, THE RENTALS FOR WHICH WERE UNCONTROLLED IN THE FIRST INSTANCE.

THE FIGURES SHOWN IN THIS ANALYSIS INDICATE THAT MARKET LEVELS FOR NEW LETTINGS ARE ON AVERAGE SOME 50 PER CENT TO 60 PER CENT ABOVE THE RENTS PAID BY SITTING TENANTS. THERE WERE CLEAR INDICATIONS TOWARDS THE END OF THE YEAR OF A REDUCTION IN RENTS BEING ASKED FOR NEW PREMISES, BUT THIS WAS MORE APPARENT IN THE CASE OF MEDIUM AND LARGE FLATS.

SHOPS

ABOUT 1.37 MILLION SQUARE FEET OF SHOP SPACE WAS COMPLETED IN 1973, AN INCREASE OF 48 PER CENT OVER THAT PROVIDED IN 1972. ESTIMATED COMPLETIONS FOR 1974 AND 1975 ARE BOTH JUST OVER 1 MILLION SQUARE FEET EACH AND IT IS THOUGHT THAT THIS SHOULD ADEQUATELY SATISFY THE DEMAND FOR THIS TYPE OF ACCOMMODATION.

VACANT SHOP SPACE HAS INCREASED OVER 1973 FROM 0.79 MILLION SQUARE FEET TO 1.28 MILLION SQUARE FEET, OR SOME 63 PER CENT. HOWEVER, LITTLE OF THE SPACE NOW AVAILABLE, OR EXPECTED TO BECOME AVAILABLE, IS LOCATED IN WHAT MAY BE TERMED PRIME TRADING AREAS.

THE DEPARTMENT'S RENTAL INDEX FOR SHOPS ROSE BY SOME 21 PER CENT OVER THE YEAR GIVING AN AVERAGE RENTAL PER SQUARE FOOT PER MONTH OF \$3.91. IN A SEPARATE ANALYSIS OF RENTS IN RESPECT OF RE-LETTINGS TO FRESH TENANTS THE AVERAGE RATE PER SQUARE FOOT WAS \$7.68 WHICH INDICATES THAT SITTING TENANTS ARE GIVEN SOME CONSIDERATION BY THEIR LANDLORDS WHEN IT COMES TO THE RENEWAL OF TENANCIES. HOWEVER, HERE ALSO, THERE WERE CLEAR SIGNS THAT THE UPWARD TREND OF RENTS HAD BEEN CHECKED, AND SOME REDUCTIONS WERE BEING REPORTED, THE COMMISSIONER SAYS.

OFFICES

ONLY SOME 900,000 SQUARE FEET OF NEW OFFICE ACCOMMODATION IS EXPECTED TO BE COMPLETED DURING 1974 COMPARED WITH 1.35 MILLION SQUARE FEET BUILT DURING 1973. HOWEVER, ESTIMATED COMPLETIONS FOR 1975 AND 1976 GIVE A MUCH IMPROVED SUPPLY PICTURE AT 3.9 MILLION AND 3.3 MILLION SQUARE FEET RESPECTIVELY, ALTHOUGH MUCH OF THIS WILL BE AWAY FROM THE TRADITIONAL CENTRES OF OFFICE ACCOMMODATION.

WITH THE CONTINUING DEMAND FOR ACCOMMODATION OFFICE RENTALS INCREASED OVER THE YEAR BY SOME 50 PER CENT, WITH THE AVERAGE RENTAL PER SQUARE FOOT PER MONTH RISING TO \$4.56. THIS, OF COURSE, IS AN AVERAGE FIGURE AND IT IS KNOWN THAT LETTINGS IN SOME NEW BUILDINGS HAVE BEEN AT ABOUT TWICE THIS LEVEL.

/HOWEVER, WITH

HOWEVER, WITH OVER SEVEN MILLION SQUARE FEET COMING UP IN 1975 AND 1976 WE SEEM TO BE MOVING TOWARDS A POSITION OF OVER-SUPPLY, WHICH MUST, IN DUE COURSE, AFFECT THE PRESENT TREND OF OFFICE RENTS, MR. FRY SAYS.

FLATTED FACTORIES

THE TOTAL OF 3.27 MILLION SQUARE FEET COMPLETED DURING 1973 WAS ALSO LESS THAN THAT EXPECTED BUT NEVERTHELESS THERE STILL, AT THE END OF THE YEAR, WAS SOME 2-1/4 MILLION SQUARE FEET OF SPACE VACANT.

THE AMOUNT TAKEN UP DURING THE YEAR AVERAGED SOME 350,000 SQUARE FEET PER MONTH WHICH IS ONLY A LITTLE OVER HALF THE AVERAGE FOR 1972 (640,000 SQUARE FEET).

DURING 1974 SOME 4.2 MILLION SQUARE FEET IS EXPECTED TO BE COMPLETED AND THIS, TOGETHER WITH WHAT IS NOW VACANT SHOULD BE AMPLE TO MEET THE IMMEDIATE FUTURE DEMAND. A FURTHER FIVE MILLION OR SO SQUARE FEET IS EXPECTED TO BE COMPLETED IN EACH OF THE YEARS 1975 AND 1976.

THE DEPARTMENT'S RENTAL INDEX FOR FACTORIES ADVANCED BY ONLY ABOUT SEVEN PER CENT OVER THAT FOR 1973, AND A SEPARATE ANALYSIS OF REPORTED NEW LETTINGS IN 1973 INDICATES THAT NEW RENTALS ARE ONLY MARGINALLY HIGHER THAN THOSE PAID BY SITTING TENANTS. SOME DOWNTURN IN RENTS FOR FACTORY SPACE ALSO SEEMS LIKELY, ACCORDING TO THE COMMISSIONER.

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EMPLOYMENT SURVEY IN MANUFACTURING SECTOR

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THE CENSUS AND STATISTICS DEPARTMENT HAS BEGUN A NEW SERIES OF QUARTERLY SURVEYS DESIGNED TO RECORD MOVEMENTS IN EMPLOYMENT IN ALL ESTABLISHMENTS WITHIN THE MANUFACTURING SECTOR OF THE ECONOMY.

THE MANUFACTURING SECTOR IS DEFINED BY THE UNITED NATIONS' INTERNATIONAL STANDARD INDUSTRIAL CLASSIFICATION OF ALL ECONOMIC ACTIVITIES.

THE FIRST SURVEY WAS CARRIED OUT IN DECEMBER 1973 AND SHOWED THAT 626,392 PERSONS WERE EMPLOYED IN 29,105 ESTABLISHMENTS IN THE MANUFACTURING SECTOR.

THE LARGEST INDUSTRY SECTORS, IN TERMS OF EMPLOYMENT, WERE GARMENTS AND OTHER WEARING APPAREL, EXCEPT FOOTWEAR (181,179 WORKERS), TEXTILES AND TEXTILE MADE-UPS (107,223), PLASTIC PRODUCTS (70,560), ELECTRICAL APPLIANCES AND ELECTRONICS (70,345), METAL PRODUCTS (54,431) AND PRINTING AND PUBLISHING (19,285).

THE BULK OF THE MANUFACTURING WORKFORCE WAS CONCENTRATED IN THE LARGER ESTABLISHMENTS. A TOTAL OF 2,378 MANUFACTURING ESTABLISHMENTS EMPLOYED 402,555 PERSONS OR 64 PER CENT OF THE TOTAL MANUFACTURING EMPLOYMENT IN HONG KONG.

/THE GEOGRAPHICAL

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THE GEOGRAPHICAL DISTRIBUTION WAS AS FOLLOWS:-
93,524 PERSONS ON HONG KONG ISLAND, 411,294 IN KOWLOON, AND
121,574 IN THE NEW TERRITORIES.

THESE EMPLOYMENT FIGURES WILL DIFFER FROM THOSE ALREADY
PUBLISHED AND BASED ON INDUSTRIAL UNDERTAKINGS REGISTERED OR
RECORDED WITH THE LABOUR DEPARTMENT. THIS IS BECAUSE SUCH UNDER-
TAKINGS, BY THEIR LEGAL DEFINITION UNDER THE PROVISIONS OF THE
FACORIES AND INDUSTRIAL UNDERTAKINGS ORDINANCE, ARE FOUND IN
SECTORS OTHER THAN THE MANUFACTURING SECTOR. WITHIN THE MANU-
FACTURING SECTOR ITSELF, ONLY THOSE REGISTERED OR RECORDED -
ALTHOUGH THE GREAT MAJORITY - ARE INCLUDED.

EACH SET OF FIGURES HAS ITS OWN USES AND BOTH WILL CONTINUE
TO BE MADE PUBLIC, A CENSUS AND STATISTICS DEPARTMENT
SPOKESMAN SAID.

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LAND SALE

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FOUR LOTS OF CROWN LAND WITH A TOTAL AREA OF OVER 26,000 SQUARE FEET WILL BE PUT UP FOR AUCTION LATER THIS MONTH.

THE FIRST LOT, MEASURING SOME 20,510 SQUARE FEET, IS LOCATED IN BROADCAST DRIVE AND IS FOR PRIVATE RESIDENTIAL DEVELOPMENT.

THE SECOND' COVERS AN AREA OF 1,145 SQUARE FEET OFF NO. 10 OBSERVATORY COURT AND IS INTENDED FOR NON-INDUSTRIAL USE.

THE THIRD LOT IS FOR INDUSTRIAL OR GODOWN OR OPEN STORAGE PURPOSES. IT IS LOCATED OFF WAI YIP STREET IN KWUN TONG AND MEASURES 2,100 SQUARE FEET.

THE REMAINING LOT, LOCATED ON HONG KONG ISLAND, HAS AN AREA OF 2,250 SQUARE FEET. IT IS SITUATED IN STANLEY MAIN STREET AND WILL BE RESTRICTED FOR NON-INDUSTRIAL PURPOSES.

THE AUCTION WILL BE HELD AT 2:30 P.M. ON APRIL 26 IN THE CITY HALL LECTURE ROOM.

FULL PARTICULARS AND CONDITIONS OF SALE MAY BE OBTAINED FROM THE PUBLIC ENQUIRY SUB-OFFICE, CENTRAL GOVERNMENT OFFICES AND FROM THE CROWN LANDS AND SURVEY OFFICE, KOWLOON GOVERNMENT OFFICES.

SALE PLANS OF THE LOTS ARE ALSO AVAILABLE FOR INSPECTION AT THE TWO OFFICES.

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NEW RAILWAY GENERAL MANAGER APPOINTED

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AN EXPERIENCED RAILWAY ENGINEER, MR. REGINALD EDWARD GREGORY, HAS BEEN APPOINTED GENERAL MANAGER OF THE KOWLOON-CANTON RAILWAY. HE WILL SUCCEED MR. LAM PO-HON WHO PROCEEDED ON PRE-RETIREMENT LEAVE ON FEBRUARY 11 AFTER SERVING AS GENERAL MANAGER OF THE RAILWAY FOR ABOUT 17 YEARS.

MR. GREGORY, AGED 44, WILL ARRIVE ON APRIL 18 ON SECONDMENT FROM THE BRITISH RAILWAYS BOARD TO ASSUME HIS NEW POST.

A CHARTERED ENGINEER AND A MEMBER OF THE INSTITUTION OF MECHANICAL ENGINEERS, MR. GREGORY IS AN EXPERIENCED RAILWAY ENGINEER AND ADMINISTRATOR WHO HAS BEEN ASSOCIATED WITH RAILWAYS ALL HIS WORKING LIFE.

HIS OVERSEAS EXPERIENCE HAS INCLUDED PROVIDING FINANCIAL AND ENGINEERING ADVICE TO THE CEYLON GOVERNMENT RAILWAY ON THE COMPLETE DIESELISATION OF THE RAILWAY IN 1963 AND GIVING TRAFFIC COSTING ADVICE TO THE SAME RAILWAY IN 1967.

HE WAS RECENTLY SECONDED FROM THE BRITISH RAILWAYS BOARD AS PROJECT LEADER OF A TEAM PROVIDING INVESTMENT AND MANAGERIAL ADVICE TO THE GHANA RAILWAYS AND PORTS AUTHORITY.

MR. GREGORY IS MARRIED WITH TWO CHILDREN. HIS WIFE AND CHILDREN WILL JOIN HIM ABOUT SIX WEEKS AFTER HIS ARRIVAL IN HONG KONG.

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GOVERNOR TOURS TEXTILE FACTORY

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THE GOVERNOR, SIR MURRAY MACLEHOSE, SAW MANUFACTURING OPERATIONS IN PROGRESS THIS AFTERNOON AT A TSUEN WAN TEXTILE FACTORY EMPLOYING ABOUT 2,400 WORKERS.

HE WAS VISITING THE SOUTH SEA TEXTILE MANUFACTURING CO. LTD. FOR A SHOP-FLOOR TOUR OF ITS PREMISES AT 9-1/2 MILESTONE, CASTEL PEAK ROAD. THE FIRM PRODUCES COTTON AND MAN-MADE FIBRE YARN AND CLOTH. ITS MAJOR MARKETS ARE BRITAIN, THE UNITED STATES, INDONESIA, AUSTRALIA AND NEW ZEALAND.

SIR MURRAY WAS MET AT THE FACTORY BY MR. JACK C. TANG, CHAIRMAN AND MANAGING DIRECTOR, AND MR. Y.M. CHANG, DIRECTOR AND MILL MANAGER. HE WAS ACCOMPANIED BY MR. J.D. MCGREGOR, ACTING DIRECTOR OF COMMERCE AND INDUSTRY, AND MR. K.H. YEUNG, PRINCIPAL TRADE OFFICER, INDUSTRIAL DEVELOPMENT BRANCH.

A PREVENTIVE SERVICE LAUNCH TOOK THE GOVERNOR CLOSE TO TSING YI ISLAND SO THAT HE COULD SEE SITES FOR TWO MAJOR INDUSTRIAL DEVELOPMENT PROJECTS -- THE DOW CHEMICAL AND OUTBOARD MARINE CORPORATION MANUFACTURING PLANTS.

HE ALSO WATCHED THE PREVENTIVE SERVICE STAGE A +STRIKE AND SEARCH+ ACTION TO DEMONSTRATE A 16-FOOT INFLATABLE CRAFT WHICH IS BEING TESTED FOR OPERATIONAL USE IN COMBATTING DRUG SMUGGLING ACTIVITIES.

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MESSAGE OF SYMPATHY OVER PRESIDENT POMPIDOU'S DEATH

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THE GOVERNOR, SIR MURRAY MACLEHOSE, HAS SENT A MESSAGE OF CONDOLENCE TO THE FRENCH CONSUL GENERAL IN HONG KONG, MONSIEUR FRANCOIS GEOFFROY-DECHAUME, ON THE DEATH OF PRESIDENT POMPIDOU.

SIR MURRAY SAYS IN HIS MESSAGE: +IN DIFFERING ROLES HE HAS PLAYED A KEY PART IN THE AFFAIRS OF FRANCE AND OF EUROPE FOR MANY YEARS, AND HE WAS SURELY ONE OF THE GREAT PUBLIC SERVANTS OF THIS QUARTER CENTURY.

+I SEND YOU AND YOUR FELLOW COUNTRYMEN MY SINCERE SYMPATHY ON THIS SAD OCCASION.+

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CONSUMER ADVISORY SERVICE

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THE FOLLOWING PRICES WERE REALISED TODAY (WEDNESDAY) AT SALES UNDER THE RICE CONTROL SCHEME AND AT THE VEGETABLE MARKETING ORGANISATION WHOLESALE MARKET AND THE FISH MARKETING ORGANISATION WHOLESALE MARKET AT CHEUNG SHA WAN, KOWLOON:

SUPPLIES AND WHOLESALE PRICES OF RICE

<u>GRADE OF RICE</u>	<u>AVAILABILITY OF SUPPLY</u>	<u>WHOLESALE PRICE (\$/CATTY) MODE</u>
<u>CHINA RICE</u>		
SEE MEW		
- OLD CROP	GOOD	--
- NEW CROP	??	2.12
S.C. JIEN		
- OLD CROP	??	--
- NEW CROP	??	2.06
PO NGAI	??	1.72
CHU CHO	??	--
<u>THAI RICE</u>		
100% WHOLE	??	2.03
10-15% BROKENS	??	2.01
A1 SUPER EXTRA	??	1.90
A1 SUPER	??	1.70
WHOLE GLUTINOUS	??	--
U.S. RICE	??	1.94
<u>AUSTRALIAN RICE</u>		
??	??	--
<u>PAKISTAN RICE</u>		
??	??	--
<u>TAIWAN RICE</u>		
??	??	--

/SUPPLIES AND

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SUPPLIES AND WHOLESALE PRICES OF MARINE FISH

(CFMO CHEUNG SHA WAN WHOLESALE FISH MARKET)

SPECIES	AVAILABILITY OF SUPPLY	WHOLESALE PRICE(\$/CATTY)		
		HIGH	LOW	MODE
GOLDEN THREAD	GOOD	3.40	2.20	2.80
BIG-EYES	GOOD	2.40	0.60	1.70
SQUID	LIMITED	5.30	2.50	4.00
HAIR-TAILS	GOOD	1.90	1.00	1.60
LIZARD FISHES	NORMAL	2.90	1.50	2.00
CROAKERS	GOOD	2.00	0.70	1.50
CONGER-PIKE-EELS	NORMAL	1.70	1.30	1.50
BREAMS	NORMAL	3.60	3.00	3.50
YELLOW BELLY	GOOD	1.80	0.70	1.20
MACKERELS	GOOD	4.50	3.20	4.00
RED GOAT FISH	GOOD	2.00	0.50	1.20
FORK-TAIL	NORMAL	1.80	0.90	1.20
HORSE-HEAD	NORMAL	5.80	3.50	4.20
MELON SEED	LIMITED	2.40	1.60	2.00
POMFRETS	LIMITED	10.00	7.00	8.00
GARROUPAS	NORMAL	7.00	5.00	6.00
YELLOW CROAKER	NORMAL	6.50	6.00	6.20

/SUPPLIES AND

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SUPPLIES AND WHOLESALE PRICES OF LOCALLY PRODUCED VEGETABLES

(V.M.O. CHEUNG SHA WAN WHOLESALE VEGETABLE MARKET)

TYPE OF VEGETABLE	AVAILABILITY OF SUPPLY	WHOLESALE PRICE (\$/CATTY)		
		HIGH	LOW	MODE
FLOWERING CABBAGE	LIMITED	1.40	0.50	1.00
WHITE CABBAGE	NORMAL	0.60	0.20	0.40
CHINESE LETTUCE	NORMAL	0.70	0.20	0.50
WATER SPINACH	--	--	--	--
CHINESE KALE	NORMAL	1.20	0.40	0.80
STRING BEANS	--	--	--	--
SPRING ONION	NORMAL	0.80	0.20	0.50
SPINACH	LIMITED	1.50	0.50	1.00
WATER CRESS	NORMAL	1.00	0.20	0.60
LEAF MUSTARD CABBAGE	NORMAL	0.60	0.20	0.40
CHINESE SPINACH	SCARCE	2.20	1.20	1.60
TOMATO	LIMITED	1.60	0.60	1.20

SUPPLIES AND WHOLESALE PRICES OF SWINE

(ALL SOURCES)

AVAILABILITY OF SUPPLY :- GOOD

WHOLESALE PRICES OF PORKER

(\$/PICUL-LIVE WEIGHT) : - 305 (AVERAGE)

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