



## DAILY INFORMATION BULLETIN

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## HELP FOR THOSE WITH TENANCY PROBLEMS

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RENT OFFICERS OF THE RATING AND VALUATION DEPARTMENT HAVE BEEN HARD PRESSED SINCE FEBRUARY THIS YEAR DUE TO THE ENACTMENT OF LEGISLATION EXTENDING RENT CONTROL TO ALL SITTING TENANCIES OF POST-WAR DOMESTIC PREMISES.

THEY RECEIVED SOME 18 500 APPLICATIONS FROM THE PUBLIC IN THE FIRST SIX MONTHS OF THIS YEAR REQUESTING VARIOUS CERTIFICATES AND ENDORSEMENT OF DOCUMENTS. THIS WAS TWICE THE AMOUNT OF APPLICATIONS RECEIVED IN THE SAME PERIOD LAST YEAR.

THE APPLICATIONS WERE FROM TENANTS AND LANDLORDS REQUESTING FOR ISSUE OF CERTIFICATES OF RENT INCREASE (12 748), CERTIFICATES OF PRIMARY USER (693), REVIEW OF CERTIFICATES OF RENT INCREASE (177)- AND FOR ENDORSEMENT OF NOTICES OF AGREED RENT INCREASE (3 220) AND NOTICES OF RENT OF FRESH LETTING (1 593).

COMMENTING ON THIS INCREASE IN BUSINESS, THE ASSISTANT COMMISSIONER IN CHARGE, MR WONG KWONG-SANG, SAID HANDLING OF THE APPLICATIONS WAS SOMETIMES TIME CONSUMING, INVOLVING EXTENSIVE CALCULATION, ASSESSMENT AND SITE INSPECTION BY RENT OFFICERS.

IN PARTICULAR, SOME OF THE APPLICATIONS SUBMITTED WERE OFTEN FOUND TO BE OUTSIDE THE PROVISIONS OF THE ORDINANCE.

CITING EXAMPLES, HE SAID MANY PEOPLE APPLYING FOR REVIEW OF A CERTIFICATE OF RENT INCREASE BY THE RENT TRIBUNAL DID SO, IN THE CASE OF TENANTS, ON PERSONAL FINANCIAL GROUNDS OR SIMPLY TO AIR A PERSONAL GRIEVANCE, AND IN THE CASE OF LANDLORDS, FOR INCREASE IN RENT BEYOND THE 21 PER CENT CEILING LAID DOWN BY LEGISLATION.

MR WONG POINTED OUT THAT CALCULATION OF THE AMOUNT OF RENT INCREASE IS STIPULATED BY LEGISLATION, TAKING INTO CONSIDERATION THE DIFFERENCE BETWEEN FAIR MARKET RENT AND THE ACTUAL RENT.

APART FROM DEALING WITH APPLICATIONS, RENT OFFICERS ALSO PROVIDE GUIDANCE AND ASSISTANCE TO THE PUBLIC ON PROBLEMS STEMMING FROM THE LANDLORD AND TENANT ORDINANCE.

IN THE FIRST HALF OF THIS YEAR, THEY ANSWERED OVER 17 000 ENQUIRIES ON VARIOUS TENANCY MATTERS, INCLUDING PERMITTED RENTS OF PRE-WAR DOMESTIC PREMISES, TENANCY AGREEMENTS, AND RECOVERY OF PREMISES.

AS THE PROVISIONS OF THE LEGISLATION ARE RATHER COMPLEX FOR THE PUBLIC TO UNDERSTAND CLEARLY, EXPLANATIONS BY THE RENT OFFICERS CAN HELP BOTH LANDLORDS AND TENANTS TO UNDERSTAND THEIR RIGHTS AND OBLIGATIONS.

+ALTHOUGH THEY ARE NOT QUALIFIED TO GIVE LEGAL ADVICE, THEY ARE READY TO HELP SOLVE ANY OTHER LANDLORD-TENANT OR TENANT-SUB-TENANT PROBLEMS.

+VERY OFTEN THEY ACT AS MEDIATORS IN DISPUTES, SUCH AS OVER THE RIGHT TO USE COMMON SPACE, AND GIVE ADVICE TO TENANTS IN CASE LANDLORDS DELIBERATELY REFUSE TO COLLECT RENT.

/+MANY OF .....

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+MANY OF THE PROBLEMS ARE RESOLVED WITHOUT HAVING TO RESORT TO FORMAL PROCEDURES WHICH TEND TO INTENSIFY THE ANTAGONISM BETWEEN THE PARTIES INVOLVED,+ MR WONG ADDED.

AT PRESENT, RENT OFFICERS PROVIDE SERVICE AT THE RATING AND VALUATION DEPARTMENT'S OFFICE IN NEW MERCURY HOUSE AND AT THE FOUR CITY DISTRICT OFFICES OF CENTRAL AND WESTERN (TUESDAYS), SHAM SHUI PO (WEDNESDAYS), EASTERN (THURSDAYS), WONG TAI SIN (FRIDAYS), AND AT THE TSUEN WAN AND KWAI CHUNG TOWN MANAGEMENT OFFICES (FIRST THURSDAY OF EACH MONTH).

IT IS HOPED THAT THEIR SERVICE WILL EVENTUALLY BE EXTENDED TO COVER ALL CITY DISTRICT OFFICES IN THE URBAN AREAS AND MORE ENQUIRIES CENTRES IN THE NEW TERRITORIES TO COPE WITH INCREASING PUBLIC DEMAND.

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#### CANOEING COURSES TO BE RUN IN SHA TIN

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SHA TIN YOUNGSTERS WHO CAN SWIM AT LEAST 50 METRES AND DIVE UNDER A CANOE WEARING THEIR CLOTHES AND SHOES COULD BE ELIGIBLE FOR CANOEING COURSES.

THE LOCAL DISTRICT ADVISORY BOARD AND RECREATION AND SPORT SERVICE OFFICE ARE JOINTLY ORGANISING FOUR COURSES TO TEACH BASIC TECHNIQUES OF THE GROWING SPORT.

THE FIRST CLASS WILL START ON SEPTEMBER 13.

THE OTHERS WILL BEGIN ON SEPTEMBER 14, OCTOBER 18 AND OCTOBER 19.

THE SIZE OF EACH CLASS WILL BE LIMITED TO 25 STUDENTS WHO WILL ATTEND FIVE THREE-HOUR LESSONS DURING WEEKENDS AT THE SHA TIN CHILDREN AND YOUTH CENTRE OUTDOOR RECREATION CENTRE AT TAI SHUI HANG. QUALIFIED INSTRUCTORS FROM THE HONG KONG CANOEING UNION WILL CONDUCT THE LESSONS.

THE COURSES ARE OPEN TO ALL SHA TIN RESIDENTS AGED OVER 15. THE COST IS \$5.

APPLICATION FORMS ARE NOW AVAILABLE FROM THE DISTRICT ADVISORY BOARD AND RECREATION AND SPORT SERVICE OFFICES AT LEK YUEN ESTATE.

A PRELIMINARY SWIMMING TEST WILL BE HELD ON SUNDAY, SEPTEMBER 7, AT THE TAI SHUI HANG OUTDOOR RECREATION CENTRE. APPLICANTS WILL HAVE TO PASS THE TEST BEFORE THEY ARE ACCEPTED.

THE CANOEING CLASSES ARE PART OF THE 1980/81 PROGRAMME OF ACTIVITIES BEING ORGANISED BY THE DISTRICT ADVISORY BOARD AND RECREATION AND SPORT OFFICE. OTHER ACTIVITIES INCLUDE TAI CHI CLASSES FOR THE ELDERLY, FAMILY SPORTS DAYS, TENNIS, VOLLEY BALL AND ARCHERY TRAINING CLASSES AND SPORTS COMPETITIONS.

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SITTING-OUT AREA IN MONG KOK  
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MONG KOK RESIDENTS WILL HAVE A NEW SITTING-OUT AREA AT THE JUNCTION OF PORTLAND STREET AND CHANG SHA STREET BY THE END OF THE YEAR.

THE PUBLIC WORKS DEPARTMENT TODAY AWARDED A \$214 000 CONTRACT FOR THE CONSTRUCTION OF THE PROJECT.

THE SITTING-OUT AREA WILL COVER 325 SQUARE METRES AND WILL HAVE PAVILIONS, FLOWER BEDS, BENCHES, CHESS TABLES, CHILDREN'S PLAY EQUIPMENT AND A STORE ROOM.

WORK WILL START EARLY NEXT MONTH AND TAKE ABOUT THREE MONTHS.

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FARE RISE IN STUDENT RAILWAY MONTHLY TICKETS  
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THE SECOND STAGE OF FARE INCREASE IN STUDENT MONTHLY TICKETS WILL BE IMPLEMENTED ON SEPTEMBER 1, A SPOKESMAN FOR THE KOWLOON-CANTON RAILWAY SAID TODAY.

THE NEW FARES WILL RANGE FROM \$8 TO \$24 DEPENDING ON THE TRAVEL DISTANCE.

THE TICKETS WILL BE AVAILABLE AT ALL RAILWAY BOOKING OFFICES FROM THURSDAY (AUGUST 28) BUT WILL BE VALID FROM SEPTEMBER 1.

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MAIL TO LAOS SUSPENDED  
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THE POST OFFICE ANNOUNCES THAT OWING TO THE LACK OF SUITABLE OUTLETS FOR MAIL DESTINED FOR THE PEOPLE'S DEMOCRATIC REPUBLIC OF LAOS, AIR AND SURFACE LETTER AND PARCEL SERVICES TO THAT COUNTRY ARE TEMPORARILY SUSPENDED UNTIL FURTHER NOTICE.

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TAI HANG ROAD NIGHT CLOSURE  
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TAI HANG ROAD BETWEEN THE ROUNDABOUT AT STUBBS ROAD AND ITS JUNCTION WITH BLUE POOL ROAD WILL BE CLOSED TO TRAFFIC NIGHTLY BETWEEN 12.30 AM AND 5.30 AM FROM THURSDAY TO SATURDAY (AUGUST 28 TO 30) FOR ROADWORKS.

TRAFFIC SIGNS WILL BE SET UP TO GUIDE MOTORISTS.

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WATER SUPPLY OFF  
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FRESH WATER SUPPLY TO AREAS IN WAN CHAI AND TSIM SHA TSUI WILL BE TURNED OFF ON THURSDAY (AUGUST 28) FOR SEVERAL HOURS.

SUPPLY WILL BE INTERRUPTED FOR SEVEN HOURS FROM 11 PM IN WAN CHAI WITHIN THE AREA FROM KENNEDY ROAD TO THE SEA-FRONT AND BETWEEN ARSENAL STREET AND MONMOUTH PATH TO THE WEST TO FLEMING ROAD AND WAN CHAI ROAD TO THE EAST.

IN TSIM SHA TSUI, SUPPLY WILL BE CUT FROM 12 MIDNIGHT TO 6 AM THE FOLLOWING DAY (FRIDAY). THE AREA IS BOUNDED BY NATHAN ROAD, PEKING ROAD, HANKOW ROAD AND HAIPHONG ROAD.

ALSO ON THURSDAY, SALT WATER SUPPLY TO BEACON HILL WILL BE TURNED OFF FOR EIGHT HOURS BEGINNING AT 10 PM.

THE PREMISES TO BE AFFECTED ARE IN BEACON HILL ROAD, EASTBOURNE ROAD, RHONDDA ROAD, ALNWICK ROAD, WARWICK ROAD, EDE ROAD, BROADCAST DRIVE, FESSENDEN ROAD, MARCONI ROAD AND THE JUNCTION ROAD RE-SITE AREA.

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