



DAILY INFORMATION BULLETIN

MONDAY, APRIL 9, 1979

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MAJOR PRIVATE HOUSING COMPLEX FOR 13,000 PEOPLE OVER
KCR DEPOT AT SHA TIN
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THE GOVERNMENT HAS GIVEN THE GO-AHEAD TO AN AMBITIOUS PROJECT TO DEVELOP A PRIVATE RESIDENTIAL COMPLEX FOR 13,000 PEOPLE OVER THE PROPOSED KOWLOON-CANTON RAILWAY DEPOT OVERLOOKING THE RACE COURSE IN SHA TIN NEW TOWN.

THE SITE IS TO BE SOLD IN AN UNUSUAL PACKAGE DEAL IN WHICH THE GOVERNMENT WILL BUILD A 2.7-HECTARE PODIUM FINANCED THROUGH INSTALMENT PAYMENTS BY THE COMPANY WHICH WINS THE DEVELOPMENT RIGHTS.

THE GOVERNMENT HAS PLACED A MINIMUM PRICE OF \$168 MILLION ON THE COST OF DEVELOPING THE PODIUM -- INCLUDING THE BUILDING OF 825 METRES OF ACCESS ROADS -- AND INTENDS TO PUT THE WHOLE PROJECT OUT TO TENDER ON MAY 4.

PLANS FOR THE SITE INCLUDE SEVEN RESIDENTIAL TOWER BLOCKS, EACH OF THEM RISING ABOUT 30 STOREYS, AND ANOTHER 16-STOREY BUILDING WHICH CAN BE DEVELOPED EITHER AS A HOTEL OR A COMMERCIAL-RESIDENTIAL COMPLEX.

WHEN COMPLETED TO CAREFUL GOVERNMENT SPECIFICATIONS, THE WHOLE PROJECT WILL BE SELF-CONTAINED WITH LANDSCAPING, COMMUNITY FACILITIES SUCH AS A KINDERGARTEN AND A VARIETY OF OTHER AMENITIES IN A LOCATION OFFICIALLY DESCRIBED TODAY (MONDAY) AS +ONE OF THE BEST ON OFFER IN SHA TIN+.

THE SENIOR ESTATE SURVEYOR OF THE SHA TIN DISTRICT OFFICE, MR. ROGER THOMPSON ANNOUNCING DETAILS OF THE SCHEME SAID THE GOVERNMENT WAS +SETTING THE HIGHEST POSSIBLE STANDARDS FOR THIS DEVELOPMENT.+

+THE DEVELOPMENT HAS BEEN THOUGHT OUT VERY CAREFULLY, INCLUDING A STUDY BY OUTSIDE CONSULTANTS, AND ONCE IT IS UNDERWAY, WE WOULD EXPECT TO WORK VERY CLOSELY WITH THE COMPANY TO ENSURE THE DESIGN CONCEPTS CONTAINED IN THE CONSULTANTS' STUDY ARE ADHERED TO,+ HE SAID.

EXPLAINING THE GOVERNMENT'S DECISION TO BUILD THE PODIUM ITSELF WHILE CHARGING THE COST TO THE DEVELOPER, MR. THOMPSON SAID THIS METHOD HAD BEEN CHOSEN TO ENABLE DEVELOPMENT TO PROCEED ALMOST IMMEDIATELY IN TANDEM WITH THE CONSTRUCTION OF THE KCR DEPOT COMPLEX.

+THE PROJECT HAS BEEN CAREFULLY COSTED AND THE GOVERNMENT WILL LET THE CONTRACTS ITSELF AND SUPERVISE THE CONSTRUCTION OF THE PODIUM AND ASSOCIATED WORKS, USING THE INSTALMENTS RECEIVED FROM THE SUCCESSFUL TENDERER.

/+IN THIS WAY,

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+IN THIS WAY, THE DEVELOPER WILL BE RELIEVED OF THE RESPONSIBILITY OF PLANNING AND IMPLEMENTING THE SITE FORMATION AND FOUNDATIONS AND INSTEAD WILL BE ABLE TO CONCENTRATE ON HIS DESIGN AND CONSTRUCTION PLANNING FOR THE DEVELOPMENT ITSELF.

+HAVING DONE ALL THE INITIAL PLANNING AND BEING READY TO MOVE STRAIGHT AWAY, THE GOVERNMENT HAS PROBABLY SAVED AT LEAST A YEAR IN THE COMPLETION TIME,+ MR. THOMPSON SAID.

AS IT WAS, HE SAID, THE GOVERNMENT'S TIMETABLE WAS TO HAND OVER AT LEAST THE FIRST HALF OF THE PODIUM TO THE DEVELOPER IN ABOUT 30 MONTHS' TIME AND THE REST ABOUT SIX MONTHS LATER.

+THIS MEANS THE WHOLE PROJECT SHOULD BE COMPLETED SOME TIME IN 1984,+ HE ADDED.

UNDER THE INSTALMENT PLAN CONTAINED IN THE SALE CONDITIONS, THE SUCCESSFUL TENDERER WILL BE REQUIRED TO MAKE A DOWN PAYMENT OF \$27 MILLION WITH FIVE SUCCESSIVE HALF-YEARLY INSTALMENTS OF \$38 MILLION, \$46 MILLION, \$34 MILLION, \$16 MILLION AND \$7 MILLION TO COMPLETE THE SITE FORMATION CHARGES.

+ON PAYMENT OF THE FINAL INSTALMENT TO REACH THE \$168 MILLION, THE DEVELOPER WILL BE GIVEN THE OPTION OF PAYING THE BALANCE OF THE SUCCESSFULLY TENDERED PREMIUM OVER A 10-YEAR PERIOD AT 10 PER CENT INTEREST,+ MR. THOMPSON SAID.

+THE SITE IS A VERY WELCOME ADDITION TO THE PRIVATE DEVELOPMENT SECTOR OF SHA TIN AS A NEW TOWN AND WE WOULD EXPECT HONG KONG'S TOP DEVELOPMENT COMPANIES TO BE VERY INTERESTED IN SUCH A PRESTIGE PROJECT.+

+THE SITE IS RIGHT OPPOSITE THE RACE COURSE AND WILL COMMAND SWEEPING VIEWS UP AND DOWN SHA TIN VALLEY.

+IT IS AN IDEAL LOCATION FOR THIS TYPE OF GOOD QUALITY RESIDENTIAL DEVELOPMENT AND WILL ADD TO THE PRESTIGE AND VARIETY OF PRIVATE HOUSING PLANNED FOR 40 PER CENT OF THE TOWN'S ULTIMATE POPULATION OF HALF A MILLION RESIDENTS.

+IT WILL BE CONNECTED BY ROAD TO THE MAIN COMMUNICATION ARTERIES OF SHA TIN AND TO THE PROPOSED RAILWAY STATION AT FO TAN. THE WHOLE DEVELOPMENT TIMETABLE HAS BEEN DRAWN UP TO RUN PARALLEL WITH THE ELECTRIFICATION PROGRAMME WHICH WILL TRANSFORM THE KCR INTO A RAPID SURFACE TRANSIT SYSTEM LINKING KOWLOON AND THE NEW TERRITORIES,+ HE SAID.

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YUEN LONG TOWN HALL - AN OUTSTANDING EXAMPLE OF
COMMUNITY-GOVERNMENT PARTNERSHIP
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THE SECRETARY FOR THE NEW TERRITORIES, MR. DAVID AKERS-JONES, THIS (MONDAY) EVENING DESCRIBED THE 10-YEAR-OLD YUEN LONG TOWN HALL - THE FIRST COMMUNITY-BUILT HALL IN THE NEW TERRITORIES - AS +AN OUTSTANDING EXAMPLE OF SUCCESSFUL PARTNERSHIP BETWEEN A LIVELY AND CIVIC-MINDED COMMUNITY AND A RESPONSIVE GOVERNMENT.+

OVER THE PAST DECADE, HE SAID, THE PEOPLE OF YUEN LONG HAD DONE MUCH TOWARDS THE PROMOTION OF COMMUNITY AFFAIRS, OF WHICH THE COMPLETION AND THE DEVELOPMENT OF THE TOWN HALL IS ONE OF THE MOST REMARKABLE EXAMPLES.

+THIS SHOWS THAT LOCAL PEOPLE HAVE A PERSISTENT ENTHUSIASM IN PUBLIC WELL-BEING AND SHOWS THAT YUEN LONG IS A DISTRICT WITH A HIGH SPIRIT OF PROGRESS,+ HE SAID.

SPEAKING AT THE INAUGURATION CEREMONY OF MEMBERS OF THE FIFTH TERM OF OFFICE OF THE YUEN LONG TOWN HALL MANAGEMENT COMMITTEE, MR. AKERS-JONES POINTED OUT THAT THE GOVERNMENT WAS PLANNING TO SPEND \$726 MILLION OVER THE NEXT 10 YEARS IN MAJOR DEVELOPMENTS TO TRANSFORM THE TOWN INTO A NEW TOWN OF THE 80'S.

THE DEVELOPMENTS WHICH WILL BE CARRIED OUT AROUND THE EXISTING TOWN WILL PROVIDE A WIDE RANGE OF NEW AMENITIES FOR A PROJECTED POPULATION OF JUST UNDER 100,000 PEOPLE.

+UNDER THE NEW TOWN PLAN, GOVERNMENT WILL BUILD A COMPREHENSIVE AND WELL-EQUIPPED CULTURAL CENTRE WHICH, IT IS HOPED, WILL BE COMPLETED IN FIVE YEARS' TIME,+ HE SAID.

+SUCH A DEVELOPMENT IS AIMED AT SATISFYING THE NEEDS OF THE INCREASING POPULATION AND THEIR DEMAND FOR CULTURAL FACILITIES.+

MR. AKERS-JONES NOTED THAT THE MANAGEMENT STRUCTURE OF THE TOWN HALL HAD BEEN STRENGTHENED WITH THE FORMATION OF A MANAGEMENT COMMITTEE IN 1975.

SINCE THEN, HE SAID, TREMENDOUS PROGRESS HAD BEEN MADE UNDER THE ABLE LEADERSHIP OF THE HONOURABLE CHARLES YEUNG.

THANKING MR. YEUNG AND MEMBERS OF THE VARIOUS TERMS OF OFFICE FOR THEIR GOOD WORK IN DEVELOPING THE TOWN HALL, MR. AKERS-JONES SAID HE WAS CONFIDENT THAT UNDER THE LEADERSHIP OF MR. CHIU SHU-FAN, THE NEW CHAIRMAN, MEMBERS OF THE NEW TERM WOULD INHERIT THE SPIRIT OF +REPAYING THE COMMUNITY FOR WHAT ONE HAS TAKEN FROM IT+ AND RENDER EVEN BETTER SERVICES TO THE TOWN HALL AND THE PEOPLE OF YUEN LONG.

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HOLIDAYS POSTAL ARRANGEMENTS

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THE POST OFFICE ANNOUNCED TODAY (MONDAY) POSTAL ARRANGEMENTS FOR THE EASTER HOLIDAYS FROM FRIDAY TO MONDAY, APRIL 16 AND THE GENERAL HOLIDAY ON SATURDAY, APRIL 21.

THERE WILL BE NO MAIL DELIVERY AND ALL POST OFFICES WILL BE CLOSED ON GOOD FRIDAY.

THERE WILL BE ONE DELIVERY OF MAIL ON SATURDAY, EASTER MONDAY (APRIL 16) AND SATURDAY (APRIL 21) WHICH IS THE BIRTHDAY OF HER MAJESTY THE QUEEN, AND 32 POST OFFICES THROUGHOUT HONG KONG, KOWLOON AND THE NEW TERRITORIES, INCLUDING THE GENERAL POST OFFICE, THE KOWLOON CENTRAL POST OFFICE AND THE TSIM SHA TSUI POST OFFICE, WILL ALSO BE OPEN FOR BUSINESS FROM 9 A.M. TO NOON.

ALL OTHER POST OFFICES WILL BE CLOSED.

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EIGHT GOVT CLINICS OPEN DURING EASTER HOLIDAYS

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EIGHT GOVERNMENT OUT-PATIENT CLINICS WILL REMAIN OPEN BETWEEN 9 A.M. AND 1 P.M. DURING THE EASTER HOLIDAYS FROM APRIL 13 TO 16.

THEY ARE THE VIOLET PEEL POLYCLINIC IN WAN CHAI, THE ROYAL HONG KONG JOCKEY CLUB CLINICS IN SHAU KEI WAN, KWUN TONG AND YAU MA TEI, THE ROBERT BLACK HEALTH CENTRE IN SAN PO KONG, THE LADY TRENCH POLYCLINIC IN TSUEN WAN, THE YUEN LONG JOCKEY CLUB HEALTH CENTRE AND THE SHEK WU HUI JOCKEY CLUB CLINIC.

ALL OTHER GOVERNMENT OUT-PATIENT CLINICS AND EVENING CLINICS WILL BE CLOSED DURING THE HOLIDAY PERIOD.

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**SWD OFFICER RECEIVES INTERNATIONAL AWARD

A SOCIAL WELFARE OFFICER OF THE SOCIAL WELFARE DEPARTMENT TODAY (MONDAY) BECAME THE FIRST BLIND WOMAN IN ASIA TO RECEIVE AN INTERNATIONAL AWARD FOR OUTSTANDING WORK IN THE FIELD OF WELFARE FOR THE BLIND.

AT A CEREMONY HELD IN THE SHERATON HOTEL, A JOYFUL MISS LUCY CHING RECEIVED THE 1979 TAKEO IWAHASHI AWARD FROM THE JAPANESE CONSUL GENERAL, MR. EIJIRO NODA.

FOUR YEARS AGO, MISS CHING SCORED ANOTHER DISTINCTION IN BEING THE FIRST BLIND WOMAN IN HONG KONG TO RECEIVE THE MEMBER OF THE BRITISH EMPIRE (MBE) AWARD.

THE TAKEO IWAHASHI AWARD IS GIVEN EACH YEAR BY THE COMMITTEE ON ASIAN AFFAIRS OF THE WORLD COUNCIL FOR THE WELFARE OF THE BLIND TO AN OUTSTANDING WORKER, SIGHTED OR BLIND, IN SERVICES FOR THE VISUALLY DISABLED.

SPEAKING AT THE CEREMONY, THE DIRECTOR OF SOCIAL WELFARE, MR. THOMAS LEE, SAID MISS CHING HAD FOR LONG BEEN ACTIVE IN THE FIELD OF WELFARE FOR THE BLIND BOTH IN AND OUTSIDE THE DEPARTMENT.

MR. LEE SAID THAT DESPITE HER DISABILITY WHICH UNFORTUNATELY BEFELL HER AT THE AGE OF SIX MONTHS, SHE HAD PRESENTED HERSELF AS A SHINING EXAMPLE OF HOW A BLIND PERSON COULD LEAD AS FULL AND USEFUL A LIFE AS A SIGHTED PERSON.

SHE FINISHED HER SECONDARY EDUCATION IN HONG KONG AND SPENT ANOTHER THREE YEARS STUDYING THE TEACHING OF THE BLIND IN THE UNITED STATES ON A SCHOLARSHIP. SHE RETURNED TO HONG KONG AND JOINED THE DEPARTMENT WORKING IN A TRAINING CENTRE FOR THE BLIND 20 YEARS AGO.

MR. LEE DESCRIBED HER AS A +CHEERFUL AND FRIENDLY COLLEAGUE,+ CAPABLE AND DEDICATED TO HER WORK. SHE IS NOW THE DEPARTMENT'S REHABILITATION LIAISON OFFICER FOR THE DISTRICTS OF CENTRAL, WESTERN AND THE ISLANDS.

IN HER OWN TIME, HE SAID, MISS CHING IS ALSO ACTIVE IN PROMOTING SERVICES FOR THE VISUALLY DISABLED BY DOING VOLUNTARY WORK.

+HER COURAGE AND DETERMINATION IN OVERCOMING HER DISABILITY, AS WELL AS HER ACHIEVEMENTS, MUST SERVE AS AN INSPIRATION TO OTHER BLIND PEOPLE AND TO THOSE WHO ARE CONCERNED WITH THE WELFARE OF THE BLIND,+ HE SAID.

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LADY MACLEHOSE TOURS TECHNICAL INSTITUTE

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LADY MACLEHOSE THIS (MONDAY) MORNING TOURED THE HAKING WONG TECHNICAL INSTITUTE IN KOWLOON AND TALKED TO TEACHERS AND STUDENTS DURING THEIR PRACTICAL SESSIONS.

LADY MACLEHOSE WAS MET BY MR. DAN WATERS, ASSISTANT DIRECTOR OF EDUCATION (TECHNICAL).

SHE LATER TOURED THE PREMISES WITH MR. HAKING WONG, MISS PAULINE CHAN, MR. ROBERT BRAY, PRINCIPAL OF THE INSTITUTE AND MR. C.L. KO, THE VICE-PRINCIPAL.

THE PARTY WENT FIRST TO THE FOUNDRY OF THE MARINE AND FABRICATION DEPARTMENT AND SAW STUDENTS PRACTISING MOULDING.

THEY THEN VISITED THE TROWEL TRADE PRACTICAL AREA OF THE CONSTRUCTION DEPARTMENT WHERE STUDENTS WERE WORKING AT BRICK-LAYING AND PLASTERING.

STUDENTS OF THE HOTEL-KEEPING AND TOURISM STUDIES DEPARTMENT WHO WERE ON DUTY AT THE HOTEL RECEPTION TRAINING DESK ANSWERED A NUMBER OF QUESTIONS FROM LADY MACLEHOSE. AT THIS DEPARTMENT SHE ALSO SAW STUDENTS MAKING UP HOTEL BEDS AND CLEANING UP A HOTEL ROOM.

AT THE TRAINING KITCHEN LADY MACLEHOSE LOOKED ON WHILE STUDENTS PREPARED LUNCH WHICH WAS TO BE SERVED AT THE TRAINING RESTAURANT OPEN TO MEMBERS OF THE PUBLIC.

LADY MACLEHOSE STAYED ON FOR LUNCH AT THE TRAINING RESTAURANT BEFORE LEAVING.

THE HAKING WONG TECHNICAL INSTITUTE HAS A TOTAL ENROLMENT OF 3,469 STUDENTS ATTENDING FULL-TIME, PART-TIME DAY-RELEASE, OR PART-TIME EVENING COURSES. OF THESE 98 ARE GIRLS.

THE INSTITUTE RUNS MORE THAN 90 COURSES IN FIVE DEPARTMENTS -- MARINE AND FABRICATION, CONSTRUCTION, MECHANICAL ENGINEERING, ELECTRICAL ENGINEERING, HOTEL-KEEPING AND TOURISM STUDIES.

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MANPOWER SURVEY REPORT ON SALE
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THE REPORT ON THE FOURTH MANPOWER SURVEY OF THE AUTOMOBILE REPAIRS AND SERVICING INDUSTRY HAS BEEN PUBLISHED AND IS NOW ON SALE AT THE GOVERNMENT PUBLICATIONS CENTRE IN THE GENERAL POST OFFICE BUILDING, HONG KONG.

THE PUBLICATION CONTAINS DETAILED STATISTICAL INFORMATION ON THE EMPLOYMENT STRUCTURE OF THE INDUSTRY AND A FORECAST OF THE TRAINING NEEDS FOR THE PERIOD 1979 TO 1982 FOR EACH PRINCIPAL JOB.

IT ALSO CONTAINS RECOMMENDATIONS ON MEASURES NECESSARY TO COPE WITH THE NEEDS OF THE INDUSTRY IN THE LIGHT OF THE FINDINGS OF A SURVEY CONDUCTED IN MAY LAST YEAR.

THE SURVEY WAS CONDUCTED BY THE AUTOMOBILE REPAIRS AND SERVICING INDUSTRY TRAINING BOARD OF THE HONG KONG TRAINING COUNCIL WITH THE ASSISTANCE OF THE LABOUR DEPARTMENT AND THE CENSUS AND STATISTICS DEPARTMENT.

THE PUBLICATION, AT \$9 A COPY, IS IN ENGLISH AND CHINESE.

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GUITAR WORKSHOP BY DOUGLAS ROGERS
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THE MUSIC ADMINISTRATOR'S OFFICE WILL BE PRESENTING A GUITAR WORKSHOP BY THE BRILLIANT YOUNG GUITARIST DOUGLAS ROGERS ON THURSDAY FROM 5 P.M. - 7 P.M. AT THE MUSIC ADMINISTRATOR'S OFFICE (HONG KONG ARTS CENTRE).

DOUGLAS ROGERS IS ON A RETURN VISIT TO HONG KONG AFTER A SELL-OUT CONCERT IN 1977. APART FROM BEING A SUPERB ARTIST ON THE GUITAR, DOUGLAS ROGERS ALSO DEVOTES A GREAT DEAL OF HIS TIME TO TEACHING.

THE WORKSHOP WILL PRESENT DOUGLAS ROGERS AS A TEACHER WITH THE INDIVIDUALS AFTER HIS HIGHLY STIMULATING LECTURE AND MARVELLOUS RECITAL AT THE HONG KONG ARTS CENTRE.

PERFORMING IN THE WORKSHOP WILL BE LOCAL GUITARISTS, INCLUDING WINNERS FROM THE 1979 HONG KONG SCHOOL'S MUSIC FESTIVAL. THERE WILL BE NO ADMISSION CHARGE.

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PRE-WAR BUILDING DECLARED DANGEROUS

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THE BUILDING AUTHORITY TODAY (MONDAY) DECLARED NO. 13 UN CHAU STREET, KOWLOON, TO BE IN A DANGEROUS CONDITION.

IN A STATEMENT ISSUED THIS MORNING, A SPOKESMAN FOR THE BUILDINGS ORDINANCE OFFICE SAID THE THREE-STORY PRE-WAR BUILDING IS CONSTRUCTED WITH LOAD-BEARING BRICKWORK SUPPORTING REINFORCED CONCRETE FLOORS AND ROOF AND HAS A FRAMED KITCHEN BLOCK.

THE BUILDING WAS FIRST INSPECTED IN JANUARY THIS YEAR DURING A PLANNED SURVEY OF THE AREA, AND IT WAS DISCOVERED THAT THE REINFORCED CONCRETE ELEMENTS ARE SEVERELY SPALLED WITH CORRODED REINFORCEMENT EXPOSED IN PLACES.

FURTHERMORE, AREAS OF BADLY ERODED BRICKWORK ARE VISIBLE EXTERNALLY AND THE TREADS OF THE TIMBER STAIRCASE ARE DANGEROUSLY WORN.

+THE CONDITION OF THE STRUCTURE OF THE BUILDING HAS BEEN MONITORED FOR THE PAST THREE MONTHS AND IT HAS CLEARLY WORSENERED. THERE IS NOW A DANGER OF COLLAPSE,+ THE SPOKESMAN SAID.

ACCORDINGLY, NOTICE OF INTENTION TO APPLY FOR A CLOSURE ORDER IN KOWLOON DISTRICT COURT AT 9.30 A.M. ON MAY 7, 1979 WAS POSTED TODAY.

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WATER CUT

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WATER SUPPLY TO A NUMBER OF PREMISES IN SHAU KEI WAN WILL BE TURNED OFF FOR SEVEN HOURS FROM 11 P.M. ON WEDNESDAY TO 6 A.M. THE FOLLOWING DAY FOR LEAKAGE TESTS.

THE AFFECTED AREA IS BOUNDED BY A KUNG NGAM ROAD, 2-17 SHAU KEI WAN MAIN STREET EAST AND A KUNG NGAM DISTRICT.

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