



## DAILY INFORMATION BULLETIN

ISSUED BY GOVERNMENT INFORMATION SERVICES  
BEACONSFIELD HOUSE, HONG KONG. TEL: 5-233191

WEDNESDAY, AUGUST 13, 1980

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FOUR NT SITES AUCTIONED FOR \$373.5 MILLION

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THE GOVERNMENT SOLD FOUR NEW TERRITORIES SITES FOR A TOTAL OF \$373.5 MILLION AT AN AUCTION, WHICH LASTED LESS THAN AN HOUR, AT THE CITY HALL THIS MORNING (WEDNESDAY).

THE MOST SOUGHT AFTER SITE WAS IN TSUEN WAN WHICH WAS SOLD AFTER 30 MINUTES BIDDING FOR \$234 MILLION -- ALMOST FIVE TIMES THE OPENING BID.

THE 4 600 SQUARE METRE SITE IS THE FIRST WHOLLY COMMERCIAL SITE TO BE SOLD IN THE NEW TOWN.

THE DEVELOPER, WHO HAS TO MEET A \$100 MILLION BUILDING COVENANT WITHIN FOUR YEARS, IS ALSO REQUIRED TO BUILD A BUS TERMINUS ON THE SITE WHICH MUST BE COMPLETED BEFORE JUNE, 1982.

THIS WILL BE LINKED TO THE FUTURE MASS TRANSIT RAILWAY STATION AND OTHER BUILDINGS BY COVERED PEDESTRIAN WALKWAYS.

THE PURCHASER WAS KIN FUNG GARMENTS AND INVESTMENT COMPANY LIMITED, WHO PAID \$50 870 PER SQUARE METRE.

THE COMMERCIAL DEVELOPMENT WILL BE OVER THE BUS TERMINUS.

THE PLOT RATIO FOR THE SITE IS 12.5, COMPARED WITH THE NORMAL 9.5 RATIO FOR NEW TERRITORIES SITES.

A NEW TERRITORIES ADMINISTRATION SPOKESMAN SAID THE HIGHER PLOT RATIO FIGURE HAD BEEN ALLOWED BECAUSE OF THE REQUIREMENT TO BUILD THE BUS TERMINUS WHICH, HE SAID, WOULD NOT COUNT FOR GROSS FLOOR AREA PURPOSES.

A 13 160 SQUARE METRE SITE IN SHA TIN FOR TWO-STORY RESIDENTIAL DEVELOPMENT WAS SOLD FOR \$38 MILLION (\$2 887 PER SQUARE METRE) TO GREAT EARNEST LIMITED.

BIDDING OPENED AT \$25 MILLION.

THE SITE, BETWEEN THE CHINESE UNIVERSITY AND THE RAILWAY STATION, HAS A PLOT RATIO OF ONLY 0.4.

THE BUILDING COVENANT OF \$8.2 MILLION HAS TO BE COMPLETED WITHIN FOUR YEARS.

A NON-INDUSTRIAL SITE MEASURING 2 271 SQUARE METRES, ALSO IN SHA TIN, WAS SOLD FOR \$62 MILLION (\$27 300 PER SQUARE METRE). ITS OPENING BID WAS \$38 MILLION.

THIS SITE HAS A BUILDING COVENANT OF \$13.6 MILLION TO BE FULFILLED WITHIN FOUR YEARS.

IT WAS BOUGHT BY KEEP FAIRYI COMPANY LIMITED.

THE FOURTH SITE, FOR INDUSTRIAL/GODOWN PURPOSES, WAS SOLD FOR \$39.5 MILLION.

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MEASURING 2 153 SQUARE METRES, IT IS NEAR FO TAN, SHA TIN, AND THE PRICE PAID BY YAU FOOK HONG COMPANY LIMITED WAS \$18 346 PER SQUARE METRE.

IT HAS A PLOT RATIO OF 9.5 AND A BUILDING COVENANT OF \$15.34 MILLION TO BE FULFILLED WITHIN FOUR YEARS.

THIS WAS THE ONLY SITE WHICH PERMITTED PAYMENT ON INSTALMENT TERMS.

PURCHASERS OF THE OTHER THREE SITES ARE REQUIRED UNDER THE SALE CONDITIONS TO PAY A DEPOSIT AND THE FULL BALANCE WITHIN ONE MONTH.

THE AUCTION WAS CONDUCTED BY GOVERNMENT LAND AGENT, MR LARRY TAM, WHO DESCRIBED THE PRICES REALISED AS +VERY SATISFACTORY, BUT NOT UNEXPECTED.+

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JULY WEATHER WAS WET AND HOT  
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JULY WAS HOTTER AND WETTER THAN USUAL, THE ROYAL OBSERVATORY SAID TODAY (WEDNESDAY) IN ITS MONTHLY WEATHER SUMMARY.

THE MAXIMUM TEMPERATURE OF 35 DEGREES CELSIUS RECORDED ON JULY 10 WAS THE SECOND HIGHEST ON RECORD FOR JULY SINCE 1884.

ALTHOUGH THE MONTH'S TOTAL RAINFALL OF 454.4 MM WAS 42 PER CENT ABOVE NORMAL, THE ACCUMULATED RAINFALL OF 1 139.3 MM SINCE JANUARY 1 WAS STILL 14 PER CENT BELOW AVERAGE.

DURING THE MONTH, SIX TROPICAL CYCLONES DEVELOPED OVER THE WESTERN NORTH PACIFIC AND THE SOUTH CHINA SEA AND TROPICAL CYCLONE WARNING SIGNALS WERE HOISTED FOR FOUR OF THEM.

THE WEATHER WAS FINE AND HOT DURING THE FIRST NINE DAYS OF THE MONTH DUE TO THE INFLUENCE OF THE SOUTHWEST MONSOON. THERE WERE SOME ISOLATED MORNING SHOWERS BETWEEN JULY 4 AND 8.

ON JULY 10, IT BECAME VERY HOT WHEN SEVERE TROPICAL STORM IDA WAS CENTRED ABOUT 300 NAUTICAL MILES EAST-SOUTHEAST OF HONG KONG.

ON THAT DAY, THE MAXIMUM TEMPERATURE OF 35 DEGREES CELSIUS AT THE ROYAL OBSERVATORY WAS THE HIGHEST IN JULY DURING THE PAST TWELVE YEARS.

A MAXIMUM TEMPERATURE OF 37.8 DEGREES CELSIUS WAS RECORDED AT TAI O ROYAL NAVY COAST WATCHING STATION. THERE WERE SCATTERED SHOWERS DURING THE NIGHT.

ON JULY 11, WESTERLY WINDS BEGAN TO FRESHEN AND WERE STRONG AT TIMES OFFSHORE DURING THE NIGHT AS IDA MOVED CLOSER TO HONG KONG. WINDS TURNED SOUTHWESTERLY AND ABATED DURING THE EVENING OF JULY 12.

SCATTERED SHOWERS AND THUNDERSTORMS PERSISTED FROM JULY 11 TO 14 BUT SUNNY AND HOT WEATHER PREVAILED FROM JULY 15 TO 17.

FROM JULY 18 TO 19, THE TROPICAL STORM SOME 200 NAUTICAL MILES SOUTH OF HONG KONG OVER THE SOUTH CHINA SEA BROUGHT SCATTERED SQUALLY SHOWERS.

EASTERLY WINDS WERE STRONG AT TIMES OFFSHORE AND IN EXPOSED PLACES WHICH TURNED SOUTHEASTERLY DURING THE EVENING AND MAINTAINED STRENGTH THROUGHOUT THE NIGHT BEFORE SUBSIDING ON JULY 19.

IT WAS FINE AND HOT AGAIN ON JULY 20 AND 21. ON JULY 22, WITH TYPHOON JOE APPROACHING FROM THE SOUTHEAST, HEAVY SQUALLY SHOWERS OCCURRED BEFORE DAWN AND THERE WERE FREQUENT SHOWERS IN THE AFTERNOON.

A SPIRAL RAIN BAND BROUGHT THUNDERSTORMS AROUND NOON ON JULY 23 AND SCATTERED SHOWERS FOLLOWED IN THE AFTERNOON.

DURING THE NIGHT OF JULY 21, STRONG NORTHEASTERLY WINDS SET IN.

ON JULY 22, TYPHOON SIGNALS NO 8 (NORTH EAST AND SOUTH EAST) WERE EFFECTIVE. THERE WERE GALES IN EXPOSED PLACES AND OFFSHORE THROUGH THE MORNING AND EARLY AFTERNOON AS WINDS TURNED EASTERLY. BUT INSIDE THE HARBOUR, GALES LASTED FOR ONLY A BRIEF PERIOD.

WINDS GRADUALLY TURNED SOUTHEASTERLY DURING THE AFTERNOON AND THE GALES BEGAN TO SUBSIDE. STRONG SOUTHEASTERLY WINDS CONTINUED FOR SOME HOURS IN THE EVENING AND THEN MODERATED.

THE WEATHER WAS SUNNY AND HOT ON JULY 24 AND 26 AS TYPHOON KIM WAS COMING CLOSER TO HONG KONG. VIOLENT SQUALLY THUNDERSTORMS OCCURRED IN THE LATE AFTERNOON ON JULY 26 DURING WHICH THE MONTH'S MINIMUM TEMPERATURE OF 24.1 DEGREES CELSIUS WAS RECORDED.

THE WEATHER REMAINED UNSETTLED BETWEEN JULY 27 AND 28 WITH FREQUENT HEAVY SHOWERS AND PERIODS OF RAIN. THUNDERSTORMS OCCURRED ON BOTH EVENINGS.

STRONG NORTHERLY WINDS WERE EXPERIENCED OFFSHORE EARLY ON JULY 27 AND GRADUALLY TURNED THROUGH NORTHWEST TO BECOME WESTERLY DURING THE DAY. WINDS BECAME SOUTHWESTERLY IN THE EVENING WITH GALES FOR A BRIEF PERIOD OFFSHORE.

ON JULY 28, STRONG SOUTHWESTERLY WINDS PERSISTED AND THE STRONG MONSOON SIGNAL WAS HOISTED.

APART FROM SOME ISOLATED SHOWERS, THE WEATHER ON THE LAST THREE DAYS OF THE MONTH WAS SUNNY AND HOT.

DURING THE MONTH, ELEVEN AIRCRAFT WERE DIVERTED FROM HONG KONG DUE TO ADVERSE WEATHER, AND THUNDERSTORM WARNINGS WERE ISSUED ON FIVE DAYS OF THE MONTH.

WEDNESDAY, AUGUST 13, 1980

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CONSTRUCTION FIRMS INVITED TO EXHIBITION

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CONSTRUCTION COMPANIES WERE TODAY (WEDNESDAY) URGED TO TAKE ADVANTAGE OF THE SITE SAFETY EXHIBITION BEING STAGED AT NGAU TAU KOK.

THE EXHIBITION, WHICH RUNS FOR ANOTHER FOUR DAYS AT THE CONSTRUCTION INDUSTRY TRAINING CENTRE, IS BEING ORGANISED BY THE LABOUR DEPARTMENT AND THE CONSTRUCTION INDUSTRY TRAINING AUTHORITY.

DEPUTY CHIEF FACTORY INSPECTOR, MR YIP YUK-LUN SAID CONSTRUCTION COMPANIES SHOULD NOT MISS THIS OPPORTUNITY TO IMPRESS THE BENEFITS OF SITE SAFETY UPON THEIR WORKERS.

+SO FAR THE EXHIBITION HAS ATTRACTED MORE THAN 2 000 VISITORS, MOST OF WHOM APPEAR TO BE CONSTRUCTION WORKERS.

+THE EXHIBITION SITE IS A LITTLE OUT OF THE WAY, SO THE PEOPLE WHO DO VISIT ARE OBVIOUSLY GENUINELY CONCERNED WITH SAFETY,+ HE SAID.

ADMISSION TO THE EXHIBITION, OPEN TILL AUGUST 17, IS FREE.

IT WAS OFFICIALLY OPENED BY THE AUTHORITY'S CHAIRMAN, MR M.T. GEOFFREY YEH, ON SATURDAY.

ITS AIM IS TO HAMMER HOME, BY MEANS OF DISPLAYS AND DEMONSTRATIONS, THE VARIOUS SAFETY MEASURES THAT SHOULD BE ADOPTED AT CONSTRUCTION SITES.

+IT IS HOPED THAT IT WILL HELP REDUCE THE NUMBER OF CONSTRUCTION SITE ACCIDENTS,+ MR YIP SAID.

HE ADDED THAT THE EXHIBITION WAS DIVIDED INTO TWO PARTS - DISPLAYS OF MACHINERY ON THE PREMISES OF THE TRAINING CENTRE, AND DEMONSTRATIONS AT THE CENTRE'S OPEN GROUND.

THE EXHIBITION IS OPEN FROM 10 AM TO 8 PM DAILY.

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CHUK YUEN BUILDING DANGEROUS

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THE BUILDING AUTHORITY TODAY (WEDNESDAY) DECLARED NO. 24A CHUK YUEN, SECTION 1 (EAST), NEW KOWLOON, TO BE IN A DANGEROUS CONDITION AND NOS. 25 AND 25A CHUK YUEN, ARE LIABLE TO BECOME DANGEROUS.

A SPOKESMAN FOR THE PRINCIPAL GOVERNMENT BUILDING SURVEYOR SAID THESE TWO-STORY VILLAGE-TYPE HOUSES, CONSTRUCTED OF LOADBEARING WALLS AND PITCHED ROOFS, WERE INSPECTED FOLLOWING A COMPLAINT.

THE REAR WALL OF NO. 24A WAS FOUND TO HAVE MOVED OUTWARDS AT THE TOP AND THERE WERE STRUCTURAL CRACKS IN THE FRONT AND SIDE WALLS.

/AS THERE .....

AS THERE WAS A DANGER OF COLLAPSE, IT WAS THEREFORE NECESSARY TO CLOSE AND DEMOLISH THE BUILDING.

+ALL THE STRUCTURES ARE IN A DILAPIDATED CONDITION AND BUILT AS A CONTINUOUS TERRACE AND NOS. 25 AND 25A WOULD NOT WITHSTAND THE DEMOLITION OF NO. 24A,+ SAID THE SPOKESMAN.

NOTICE OF INTENTION TO APPLY FOR CLOSURE ORDERS IN KOWLOON DISTRICT COURT AT 9.30 AM ON AUGUST 21 WERE POSTED TODAY.

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### TONKIN STREET RECONSTRUCTION

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A SECTION OF TONKIN STREET BETWEEN CHEUNG SHA WAN ROAD AND LAI CHI KOK ROAD WILL SOON BE RECONSTRUCTED.

A \$7.6 MILLION CONTRACT FOR THE WORK WAS AWARDED TODAY (WEDNESDAY) BY THE PUBLIC WORKS DEPARTMENT.

IT WAS SIGNED BY MR AU CHI-LAU, ACTING CHIEF ENGINEER OF THE HIGHWAYS (KOWLOON) DIVISION AND A REPRESENTATIVE OF SHING KEE BUILDING CONTRACTORS LIMITED.

MR AU SAID WORK ON THE PROJECT WOULD INVOLVE THE RECONSTRUCTION OF THIS SECTION OF THE ROAD TO A DUAL THREE-LANE CONCRETE CARRIAGEWAY, PART OF WHICH WOULD SPAN THE NULLAH.

FOOTWAYS AND AMENITY AREAS WILL BE PROVIDED ON BOTH SIDES OF THE ROAD.

ALSO INCLUDED IN THE CONTRACT IS THE CONSTRUCTION OF A NEW BUS TERMINUS IN TONKIN STREET NEAR LAI KOK PUBLIC HOUSING ESTATE.

ON COMPLETION, MR AU SAID, THE ROAD AND BUS TERMINUS WOULD SERVE RESIDENTS OF NEARBY HOUSING ESTATES AND WOULD IMPROVE TRAFFIC CONDITIONS IN THE AREA.

WORK ON THE PROJECT WILL START LATER THIS MONTH AND WILL TAKE ABOUT 15 MONTHS TO COMPLETE.

THE WORK HAS BEEN DESIGNED AND CONSTRUCTION WILL BE SUPERVISED BY THE HIGHWAYS (KOWLOON) DIVISION OF THE HIGHWAYS OFFICE.

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CONCERT BY THE HONG KONG YOUTH CHINESE ORCHESTRA  
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THE HONG KONG YOUTH CHINESE ORCHESTRA WILL GIVE A CONCERT AT THE SHOUSON THEATRE, HONG KONG ARTS CENTRE ON SUNDAY, SEPTEMBER 7, AT 8 PM.

THE CONCERT WILL BE PART OF THE MUSIC PROGRAMME OF THE FESTIVAL OF YOUTH AND THE ARTS.

THE ORCHESTRA, TRAINED BY THE MUSIC OFFICE, HAS 60 MEMBERS AGED BETWEEN 13 AND 26.

UNDER THE BATON OF MR TONG LEUNG-TAK, THE ORCHESTRA GAVE AN INAUGURAL CONCERT IN DECEMBER AND HAS BEEN GIVING REGULAR PERFORMANCES THROUGHOUT HONG KONG.

IT PARTICIPATED IN THE HONG KONG ARTS FESTIVAL, THE SECOND TSUEN WAN ARTS FESTIVAL, HAS VISITED MACAU AND GAVE 16 SUCCESSFUL CONCERTS IN THE UK AND FRANCE IN AUGUST LAST YEAR.

THE CONCERT IN SEPTEMBER, WILL BE CONDUCTED BY MR LIM SI-KWAN AND MR AIK YEW-GOH.

ONE OF THE MAIN FEATURES OF THIS CONCERT IS THE PLAYING OF VARIOUS ETHNIC MUSIC SUCH AS CAMBODIAN, PERUVIAN AND ALBANIAN FOLK TUNES BY CHINESE MUSICAL INSTRUMENTS.

ANOTHER HIGHLIGHT WILL BE THE PERFORMANCE OF MR KWAN SING-YAN'S TALE OF NARRATOR AND CHINESE ENSEMBLE +THE SKELETON MONSTER+ WHICH IS BASED ON THE TRADITIONAL CHINESE MONKEY EPIC.

OTHER ITEMS INCLUDE YANG-CHIN CONCERTO AND PI-PA SOLO.

TICKETS AT \$3 (STUDENT), \$5 AND \$10, ARE AVAILABLE AT THE BOX OFFICE OF THE HONG KONG ARTS CENTRE AND AT THE SOUTH CHINA MORNING POST FAMILY BOOKSHOP AT OCEAN CENTRE AND CANTON HOUSE, 54 QUEEN'S ROAD CENTRAL.

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SHORT-TERM TENDERS INVITED FOR GOODS SITE

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THE CROWN LANDS AND SURVEY OFFICE IS INVITING TENDERS FOR A SHORT-TERM TENANCY OF A PIECE OF CROWN LAND AT THE KOWLOON BAY RECLAMATION.

THE 2 200 SQUARE METRE SITE IS FOR STORAGE OF GOODS AND CARGO AND OR FOR CONTAINER PACKING, MAINTENANCE AND REPAIR.

A SPOKESMAN FOR THE OFFICE SAID TODAY (WEDNESDAY) THE TENANCY WAS FOR AN INITIAL PERIOD OF ONE YEAR AND, THEREAFTER, QUARTERLY.

TENDER FORMS, TOGETHER WITH THE NOTICE AND CONDITIONS OF TENANCY, MAY BE OBTAINED FROM THE CROWN LANDS AND SURVEY OFFICE, 19TH FLOOR, MURRAY BUILDING, GARDEN ROAD, AND AT THE CROWN LANDS AND SURVEY OFFICE, 10TH FLOOR, KOWLOON GOVERNMENT OFFICES, 405 NATHAN ROAD.

THE TENDER PLAN MAY ALSO BE INSPECTED AT THE TWO OFFICES.

TENDERS MUST BE SUBMITTED BEFORE NOON ON AUGUST 29.

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