



# DAILY INFORMATION BULLETIN

ISSUED BY GOVERNMENT INFORMATION SERVICES  
BEACONSFIELD HOUSE, HONG KONG. TEL.: 842 8777

THURSDAY, DECEMBER 23, 1993

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THURSDAY, DECEMBER 23, 1993

- 1 -

ADDITIONAL PLOT RATIO CONTROLS TO BE INCORPORATED IN OZPS

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THE TOWN PLANNING BOARD HAS AMENDED 16 OUTLINE ZONING PLANS (OZPS) IN KOWLOON AND NEW KOWLOON TO INTRODUCE ADDITIONAL PLOT RATIOS TO REGULATE DEVELOPMENTS.

BASED ON THE RECOMMENDATIONS OF A TWO-YEAR CONSULTANCY STUDY, ADDITIONAL PLOT RATIO CONTROLS HAVE NOW BEEN INCORPORATED INTO THE 16 STATUTORY OZPS TO INDICATE THE DEVELOPMENT INTENSITIES OF MAJOR LAND USES PERMISSIBLE IN KOWLOON AND NEW KOWLOON.

OTHER ZONING AMENDMENTS HAVE ALSO BEEN INCORPORATED TO REFLECT THE LATEST PLANNING INTENTION FOR THE AREAS COVERED BY THE OZPS.

THESE 16 OZPS WILL BE GAZETTED TOMORROW FOR PUBLIC INFORMATION.

MEMBERS OF THE PUBLIC MAY FORWARD THEIR VIEWS TO THE TOWN PLANNING BOARD, WHICH WILL PROCESS THE VIEWS ACCORDING TO THE PROCEDURES LAID DOWN IN THE TOWN PLANNING ORDINANCE.

SPEAKING AT A PRESS CONFERENCE TODAY (THURSDAY), THE DIRECTOR OF PLANNING, DR PETER PUN, EXPLAINED THAT THE RECOMMENDED PLOT RATIO CONTROLS REPLACE THE STOP-GAP MEASURES PROVIDED UNDER THE TEMPORARY CONTROL OF DENSITY OF BUILDING DEVELOPMENT (KOWLOON AND NEW KOWLOON) ORDINANCE (TCO), WHICH WILL EXPIRE AT THE END OF THIS YEAR.

DR PUN ALSO GAVE A BRIEF RECOUNT OF THE BACKGROUND LEADING TO THE PREPARATION OF THE TWO-YEAR KOWLOON DENSITY STUDY (KDS).

WITH THE INTRODUCTION OF NEW NAVIGATIONAL AIDS AT KAI TAK AIRPORT, AIRPORT HEIGHT RESTRICTIONS (AHRs) WERE GENERALLY RELAXED IN 1989, PERMITTING HIGHER DEVELOPMENT INTENSITIES FOR SOME SITES UNDER THE BUILDINGS ORDINANCE.

HOWEVER, THERE WERE CONCERNS THAT EXCESSIVE ADDITIONAL DEVELOPMENTS COULD OVERLOAD THE ALREADY CONGESTED TRANSPORT AND OTHER INFRASTRUCTURE SYSTEMS IN KOWLOON.

THE TCO WAS THEREFORE ENACTED IN JULY 1989 TO KEEP DEVELOPMENT INTENSITIES TO THE LEVELS PERMITTED BEFORE FURTHER RELAXATION OF THE AHRs.

"THE KDS HAS CONCLUDED THAT BECAUSE OF CAPACITY CONSTRAINTS ON BOTH THE STRATEGIC AND LOCAL ROAD NETWORKS, SOME RESTRICTIONS ON DEVELOPMENT INTENSITIES IN KOWLOON SHOULD CONTINUE AFTER THE EXPIRY OF THE TCO, DR PUN SAID.

IT HAS ALSO RECOMMENDED THAT A UNIFORM DENSITY CONTROL BE APPLIED FOR EACH PARTICULAR CATEGORY OF LAND USES, WITH PERMISSIBLE PLOT RATIOS SET AT LEVELS COMPATIBLE WITH THE CAPACITY OF THE STRATEGIC ROAD NETWORK, AND THAT THE RECOMMENDED PLOT RATIOS BE INCORPORATED INTO STATUTORY OZPS, DR PUN NOTED.

/DR PUN .....

DR PUN ALSO HIGHLIGHTED THE INTRODUCTION OF A TWO-TIER PLOT RATIO SYSTEM FOR "RESIDENTIAL (GROUP A)" SITES, MOST OF WHICH ARE SUFFERING FROM TRAFFIC CONGESTION CAUSED BY ON-STREET LOADING OR UNLOADING ACTIVITIES AND ILLEGAL PARKING.

MANY OF THESE SITES ARE TOO SMALL TO ACCOMMODATE OFF-STREET PARKING AND LOADING/UNLOADING SPACES.

A TWO-TIER PLOT RATIO SYSTEM IS THEREFORE PROPOSED TO PROVIDE INCENTIVE TO DEVELOPERS TO AMALGAMATE SITES TO ACCOMMODATE PARKING AND LOADING/UNLOADING SPACES.

"SUCH SYSTEM HELPS IMPROVE LOCAL TRAFFIC CONDITIONS BY INTERNALISING PARKING AND LOADING/UNLOADING ACTIVITIES AND ENCOURAGES SITE AMALGAMATION FOR BETTER AND MORE COMPREHENSIVE PLANNING AND REDEVELOPMENT IN URBAN KOWLOON," HE SAID.

FOR SITES SMALLER THAN 400 SQUARE METRES OR SITES WITHOUT ADEQUATE PARKING AND LOADING AND UNLOADING SPACES, DR PUN CONTINUED, THE DOMESTIC PLOT RATIO IS RESTRICTED TO SIX.

FOR SITES OF 400 SQUARE METRES OR MORE AND WHERE ADEQUATE PARKING AND LOADING/UNLOADING FACILITIES ARE PROVIDED, THE DOMESTIC PLOT RATIO IS INCREASED TO 7.5.

THE TOTAL PLOT RATIO, INCLUDING NON-DOMESTIC ELEMENTS SUCH AS RETAIL USES, WOULD BE 7.5 IN THE FORMER CASE AND NINE IN THE LATTER.

DR PUN FURTHER EXPLAINED THE CONTROLS FOR OTHER LAND USES.

IT HAS BEEN RECOMMENDED THAT BOTH 'COMMERCIAL' AND 'INDUSTRIAL' ZONES BE RESTRICTED TO A MAXIMUM PLOT RATIO OF 12, WHILE "RESIDENTIAL (GROUP B) AND (GROUP C)" ZONES TO A MAXIMUM PLOT RATIO OF 5 AND 3 RESPECTIVELY.

"SOME LOW DENSITY RESIDENTIAL AREAS IN CENTRAL KOWLOON AND KOWLOON TONG ARE CURRENTLY SUBJECT TO SPECIAL CONTROLS UNDER THE NON-STATUTORY PLANS."

DUE TO CAPACITY CONSTRAINTS ON THE NORTH TO SOUTH AND EAST TO WEST STRATEGIC ROAD LINKS, AND THE STATION CAPACITIES OF KOWLOON-CANTON RAILWAY AND MASS TRANSIT RAILWAY AT KOWLOON TONG, THERE IS NO SCOPE FOR RELAXING THE DENSITY RESTRICTIONS FOR THESE SITES.

THESE INCLUDE KOWLOON TONG, YAU YAT TSUEN AND HO MAN TIN, WHICH WILL ALSO BE INCORPORATED INTO THE OZPS, HE ADDED.

COMMERCIAL/RESIDENTIAL SITES WILL BE RE-ZONED FOR EITHER COMMERCIAL OR RESIDENTIAL USES TO PROVIDE CERTAINTY IN THE PREDICTION OF INFRASTRUCTURAL AND TRANSPORT DEMAND.

UNDER THE RECOMMENDED CONTROL, DR PUN EXPLAINED, TO AVOID PLANNING BLIGHT, DEVELOPERS WOULD BE ALLOWED TO REPLACE EXISTING BUILDINGS WITH BUILDINGS OF THE SAME PLOT RATIOS EVEN IF THESE PLOT RATIOS EXCEED THE PROPOSED NEW PLOT RATIOS FOR VARIOUS LAND USES.

COMPARED TO THE MAXIMUM PERMITTED PLOT RATIO IN THE BUILDING (PLANNING) REGULATIONS, THE RECOMMENDED PLOT RATIOS SEEM TO HAVE INDUCED A TIGHTER CONTROL.

"HOWEVER, IN ACTUAL FACT, THIS IS NOT THE CASE. MANY SITES IN KOWLOON ACTUALLY CANNOT ACHIEVE THE MAXIMUM PERMISSIBLE PLOT RATIO IN THE REGULATIONS DUE TO THE AHRs, THE LEASE CONDITIONS OR THE RESTRICTIONS IN THE EXISTING OZPS," HE NOTED.

THE RECOMMENDED PLOT RATIOS ARE INTENDED TO RELEASE A CERTAIN AMOUNT OF ADDITIONAL DEVELOPMENT POTENTIAL COMPARED WITH THE RESTRICTIONS UNDER THE TCO, CREATING SOME INCENTIVES FOR REDEVELOPMENT AND ALLOWING A MODERATE LEVEL OF REDEVELOPMENT ACTIVITIES BY THE PRIVATE SECTOR WITHOUT LEADING TO A MATERIAL DETERIORATION IN THE EXISTING ENVIRONMENT.

DR PUN POINTED OUT THAT SOME 79 PER CENT OF RESIDENTIAL SITES, 89 PER CENT OF INDUSTRIAL SITES AND 31 PER CENT OF OFFICE SITES WOULD HAVE A HIGHER OR EQUIVALENT PERMISSIBLE PLOT RATIO COMPARED WITH WHAT IS PERMITTED UNDER THE TCO.

RESIDENTIAL AREAS IN PARTS OF MONG KOK, SHAM SHUI PO, HUNG HOM, MA TAU KOK AND KOWLOON CITY WOULD GAIN IN PERMISSIBLE PLOT RATIO, THOUGH THE GAIN MAY NOT BE FULLY REALISED UNTIL THE AHRs ARE LIFTED UPON THE RELOCATION OF THE AIRPORT.

INDUSTRIAL AREAS IN KWUN TONG, KOWLOON BAY AND CHEUNG SHA WAN, WHICH ARE IN NEED OF REDEVELOPMENT, WOULD BE THE MAIN "GAINERS".

ALTHOUGH 69 PER CENT OF OFFICE SITES WOULD HAVE LOWER PERMISSIBLE PLOT RATIOS, THE DIFFERENCE WOULD BE LESS THAN ONE IN PLOT RATIO FOR THE MAJORITY.

THE OFFICE SITES SUBJECT TO LOWERED PLOT RATIOS ARE MAINLY LOCATED IN TSIM SHA TSUI AND ALONG THE NATHAN ROAD CORRIDOR.

THE RESTRICTION ON COMMERCIAL PLOT RATIO IS REQUIRED TO ENSURE THAT THE OPERATION OF THE MTR WOULD BE WITHIN ITS CAPACITY LIMITS.

ACCORDING TO DR PUN, THE STRATEGIC TRANSPORT NETWORK IN MOST PARTS OF KOWLOON IS ANTICIPATED TO FUNCTION REASONABLY WELL UNDER THE RECOMMENDED PLOT RATIO CONTROLS.

ALL DEVELOPMENTS IN KOWLOON COVERED BY THE 16 AMENDMENT OZPS WILL BE SUBJECT TO THE PROPOSED PLOT RATIO STIPULATED ON THE PLANS, THE CURRENT AHRs AS WELL AS CONTROLS UNDER OTHER PREVAILING LEGISLATION, INCLUDING THE BUILDINGS ORDINANCE.

"THE MORE STRINGENT OF THESE CONTROLS WILL APPLY," HE SAID.

THE 16 OZPS HAVE ALSO INCORPORATED OTHER AMENDMENTS TO REFLECT THE LATEST PLANNING INTENTIONS IN THE KOWLOON AREA.

DETAILS OF ALL THE AMENDMENTS ARE DISPLAYED IN THE KOWLOON DISTRICT PLANNING OFFICE AND THE PLANNING DEPARTMENT HEADQUARTERS. RELEVANT OZPS ARE ALSO DISPLAYED AT RESPECTIVE DISTRICT OFFICES IN KOWLOON.

STATEMENT ON PUBLIC TRANSPORT FARE INCREASES

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A GOVERNMENT SPOKESMAN TODAY (THURSDAY) CONFIRMED THAT THE KOWLOON MOTOR BUS CO (KMB) HAS SUBMITTED A FARE INCREASE APPLICATION FOR NEXT YEAR.

THE SPOKESMAN SAID: "THE APPLICATION IS BEING CONSIDERED CAREFULLY WITH DUE REGARD TO THE INCREASES IN OPERATING EXPENSES, SERVICE IMPROVEMENTS, INFLATION RATE, AND PUBLIC ACCEPTABILITY.

"AS IN PREVIOUS YEARS, WE ARE VERIFYING AND CLARIFYING INFORMATION SUPPLIED BY KMB IN SUPPORT OF ITS APPLICATION.

"WE WILL ALSO BE BRIEFING THE LEGCO TRANSPORT PANEL ON THE APPLICATION."

THE SPOKESMAN SAID THE WHOLE PROCESS WAS DESIGNED TO ENSURE THAT THE FARE INCREASE APPLICATION WOULD BE CONSIDERED IN A FAIR AND EQUITABLE MANNER.

PUBLIC OPINION WILL BE FULLY TAKEN INTO ACCOUNT, HE ADDED.

PROPOSALS WILL THEN BE PUT TO THE TRANSPORT ADVISORY COMMITTEE FOR ADVICE AND THEREAFTER FOLLOWED BY A SUBMISSION TO THE EXECUTIVE COUNCIL FOR APPROVAL.

WITH REGARD TO PRESS REPORTS ABOUT THE TWO RAIL CORPORATIONS' FARE INCREASES NEXT YEAR, THE SPOKESMAN SAID:

"OUR RECORDS SHOW THAT IN THE PAST 13 YEARS, THE MASS TRANSIT RAILWAY'S FARES HAVE ONLY INCREASED BY AN ANNUAL AVERAGE OF -7.6 PER CENT AS AGAINST AN AVERAGE 8.6 PER CENT RISE IN THE CONSUMER PRICE INDEX (A)."

KCR COMMUTER FARE ADJUSTMENTS HAVE ALSO BEEN KEPT BELOW INFLATION IN THE PAST SIX YEARS, HE SAID.

"FURTHERMORE, THE TWO CORPORATIONS HAVE INDICATED THAT THE CURRENT FARE POLICY WILL BE ADHERED TO IN FORMULATING THEIR FARE INCREASE PROPOSALS FOR NEXT YEAR DESPITE THEIR SERVICE IMPROVEMENT PROGRAMMES, THE COSTS OF WHICH HAVE BEEN WELL BUILT INTO THEIR FINANCIAL STRATEGY WITHOUT CAUSING UNUSUAL INCREASES IN THE ANNUAL FARE ADJUSTMENT," THE SPOKESMAN SAID.

SOCIAL SECURITY FOR CHILDREN

\* \* \* \* \*

IN RESPONSE TO PRESS ENQUIRIES, THE DIRECTOR OF SOCIAL WELFARE, MR IAN STRACHAN, SAID TODAY (THURSDAY) THAT THERE WAS NO DIRECT LINKAGE BETWEEN THEFT AMONG YOUNG CHILDREN AND INADEQUACY OF PUBLIC ASSISTANCE PAYMENT.

SOME SOCIAL WORKERS HAD BEEN REPORTED AS SAYING THAT CHILDREN AS YOUNG AS FOUR WERE INVOLVED IN STEALING, OR WERE THREATENING TO STEAL SWEETS AND TOYS BECAUSE THEIR PARENTS COULD NOT AFFORD TO BUY THEM, AND THAT THE GOVERNMENT SHOULD SUBSTANTIALLY INCREASE THE CHILD ALLOWANCE.

MR STRACHAN SAID IT WAS OFTEN THE LACK OF PARENTAL CARE AND PROPER FAMILY EDUCATION THAT INDUCED YOUNGSTERS TO STEAL OR COMMIT CRIMES AS A MEANS TO ATTRACT THEIR PARENTS' ATTENTION AND LOVE. SUCH BEHAVIOUR HAD NO BEARING ON FAMILY INCOME.

HE ADDED THAT THE SOCIAL WELFARE DEPARTMENT HAD ALL ALONG ATTACHED GREAT IMPORTANCE TO FAMILY LIFE EDUCATION PROGRAMMES.

"THESE HAVE BENEFITED MANY FAMILIES BY HELPING THEM GET PARENTING SKILLS, CHILD DISCIPLINARY METHODS AND MOST OF ALL, BECOME RESPONSIBLE PARENTS," HE SAID.

FAMILY SERVICES CENTRES OF THE DEPARTMENT AND NON-GOVERNMENTAL ORGANISATIONS ALSO PROVIDE COUNSELLING SERVICES TO HELP FAMILIES.

"WE ALSO WANT THE YOUNGER GENERATION TO ADOPT POSITIVE ATTITUDES TOWARDS LIFE. THEY SHOULD NOT USE UNLAWFUL MEANS TO SATISFY THEIR MATERIALISTIC ASPIRATIONS WHEN THEIR PARENTS FAIL TO MEET ALL THEIR DESIRES. THIS APPLIES WHETHER THE FAMILY IS RICH OR POOR," MR STRACHAN SAID.

BOTH THE DEPARTMENT AND THE NON-GOVERNMENTAL ORGANISATIONS ORGANISE FREE OR LOW-FEE PROGRAMMES FOR CHILDREN FROM LOW-INCOME FAMILIES DURING FESTIVE AND SUMMER SEASONS.

FORTHCOMING PROGRAMMES ARRANGED FOR SUCH FAMILIES AND THE PUBLIC ARE DISTRICT-BASED AND INCLUDE ACTIVITIES SUCH AS PICNICS, DAY CAMPS, COACH TOURS, PARTIES AND OUTINGS TO COUNTRY PARKS AND TOURIST ATTRACTIONS, KARAOKE COMPETITION, BUFFETS AND BARBECUES.

"SOME OF THESE ACTIVITIES ARE NOT RESTRICTED TO SINGLE PARENT FAMILIES OR FAMILIES ON PUBLIC ASSISTANCE AS WE PROMOTE INTEGRATION RATHER THAN SINGLING THEM OUT," HE SAID.

ON CRITICISM ABOUT THE INADEQUACY OF SOCIAL SECURITY, MR STRACHAN SAID WITH THE INTRODUCTION OF THE COMPREHENSIVE SOCIAL SECURITY ASSISTANCE (CSSA) SCHEME ON JULY 1 THIS YEAR, THE GOVERNMENT WAS SATISFIED THAT THE BASIC NEEDS OF LOW-INCOME GROUP FAMILIES WERE MET.

"SOCIAL SECURITY RECIPIENTS HAVE HAD A REAL BOOST IN PAYMENTS RANGING FROM FOUR PER CENT TO 37 PER CENT UNDER THE NEW SCHEME," HE SAID.

HE ADDED THAT TAKING ALL THREE COMPONENTS INTO ACCOUNT, THE AVERAGE SOCIAL SECURITY PAYMENT TO A FAMILY OF FOUR NOW REACHED ABOUT \$5,800 A MONTH.

"THIS EQUALS TO 92 PER CENT OF AN AVERAGE MANUFACTURING WORKER'S WAGE," HE SAID.

THE AVERAGE MONTHLY PAYMENT FOR A SINGLE PERSON IS \$2,000.

THE THREE SIMPLE COMPONENTS UNDER THE CSSA SCHEME ARE: A RANGE OF STANDARD RATES FOR DIFFERENT CATEGORIES OF CUSTOMERS, RENT AND PROVISION FOR SPECIAL GRANTS TO MEET INDIVIDUAL NEEDS.

THE STANDARD RATE, BEFORE PROVIDING ANY SPECIAL GRANTS, FOR A CHILD IN A FAMILY IS \$995 A MONTH. THE RATE WILL BE FURTHER INCREASED BY \$100 A MONTH WITH EFFECT FROM APRIL 1 NEXT YEAR AS ANNOUNCED BY THE GOVERNOR IN HIS POLICY ADDRESS IN OCTOBER.

"THIS REPRESENTS A REAL INCREASE OF 10 PER CENT IN THE STANDARD RATE FOR AN ABLE-BODIED CHILD," HE SAID.

IN ADDITION, MR STRACHAN STRESSED THAT UNDER THE CSSA SCHEME, ASSISTANCE WOULD BE PROVIDED SO THAT CHILDREN ON THE SCHEME COULD ENJOY SOCIAL AND EDUCATIONAL PROGRAMMES, JUST LIKE OTHER CHILDREN.

"WE ARE SATISFIED THAT WE ARE MEETING NOT ONLY THE BASIC NEEDS OF CHILDREN ON CSSA, BUT THE SCHEME, ASSISTED BY TRUST FUNDS, PROVIDES FLEXIBILITY TO HELP THEM PARTICIPATE IN PROGRAMMES SUCH AS AFTER-SCHOOL CARE AND TUITION CLASSES. SO THEY CAN ENJOY THE ESSENTIAL ACTIVITIES OF CHILDHOOD," HE CONCLUDED.

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APPOINTMENTS TO CONSUMER COUNCIL  
\* \* \* \* \*

A GOVERNMENT SPOKESMAN ANNOUNCED TODAY (THURSDAY) THAT THE FINANCIAL SECRETARY HAS APPOINTED 18 MEMBERS TO THE CONSUMER COUNCIL FOR A PERIOD OF ONE TO TWO YEARS WITH EFFECT FROM JANUARY 1 NEXT YEAR.

SIX OF THE EXISTING MEMBERS HAVE BEEN RE-APPOINTED TO THE COUNCIL FOR A PERIOD OF TWO YEARS.

THEY ARE MISS AUDREY EU YUET-MEE, DR JOHN HO DIT-SANG, MISS SARA HO SUK-CHING, DR SARAH LIAO SAU-TUNG, DR ANTHONY NG SUNG-MAN AND MR CLEMENT TAO KWOK-LAU.

EIGHT OF THE EXISTING MEMBERS - PROFESSOR PETER W CHEUNG, MR LEE KAM-HUNG, MR MAN MO-LEUNG, MR JOHNNY MOK SHIU-LUEN, MR NG TAT-LUN, MRS SO CHEUNG YEE-HING, MR ANTHONY YUEN TAK-TIM AND MRS YUEN CHAN PO-HING HAVE BEEN RE-APPOINTED FOR A PERIOD OF ONE YEAR.

FOUR NEW MEMBERS - MR THOMAS KWOK WAI-YAN, DR LO CHI-KIN, DR ALBERT LEUNG WING-NANG AND DR MICHAEL TSUI FUK-SUN HAVE BEEN APPOINTED TO THE COUNCIL FOR A PERIOD OF ONE YEAR.

MR KWOK IS AN ARCHITECT AND CHAIRS THE ARCHITECTS REGISTRATION BOARD.

DR LO IS A PUBLIC AFFAIRS CONSULTANT AND SERVES ALSO ON THE YOUTH COMMISSION AND THE COUNCIL OF THE OPEN LEARNING INSTITUTE OF HONG KONG.

DR LEUNG IS A SENIOR LECTURER WITH THE DEPARTMENT OF BIOLOGY AT THE BAPTIST COLLEGE.

DR TSUI IS AN ORTHODONTIST.

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RESIDENTIAL MORTGAGE SURVEY RESULTS FOR NOVEMBER  
\* \* \* \* \*

THE TOTAL AMOUNT OF OUTSTANDING RESIDENTIAL MORTGAGE LENDING ROSE IN NOVEMBER, ACCORDING TO THE RESULTS OF THE LATEST MONTHLY SURVEY CONDUCTED BY THE HONG KONG MONETARY AUTHORITY (HKMA).

THE LATEST FIGURES SHOW THAT THE TOTAL AMOUNT OF OUTSTANDING LENDING BY THE 28 INSTITUTIONS IN THE SURVEY ROSE BY 0.8 PER CENT IN NOVEMBER, COMPARED WITH A FALL OF 0.01 PER CENT IN OCTOBER.

AVERAGE LENDING OVER THE LAST THREE MONTHS HAS FALLEN SHARPLY TO 6.8 PER CENT (ANNUALISED) FROM 13.8 PER CENT IN THE THREE-MONTH PERIOD TO OCTOBER.

"THIS IS THE LOWEST GROWTH RATE SINCE APRIL THIS YEAR. HOWEVER, THE RISE IN NOVEMBER MAY INDICATE THAT THE BOTTOM OF THE CURRENT LENDING CYCLE MAY NOW HAVE BEEN REACHED.

"THERE REMAINS THE POSSIBILITY THAT LENDING WILL ACCELERATE AGAIN IN THE COMING MONTHS," THE DEPUTY CHIEF EXECUTIVE (BANKING) OF HKMA, MR DAVID CARSE, NOTED.

NEW LOANS APPROVED BUT NOT YET DRAWN ROSE SLIGHTLY BOTH IN NUMBERS (TO 2,319 FROM 2,105) AND IN VALUE (TO \$2.9 BILLION FROM \$2.6 BILLION).

"JUDGING FROM THESE FIGURES, I EXPECT THAT OUTSTANDING LENDING WILL RISE IN DECEMBER AT ABOUT THE SAME RATE AS IN NOVEMBER," MR CARSE SAID.

THE LATEST FIGURES ALSO SHOW THAT LENDING FOR THE PURCHASE OF PROPERTIES IN CHINA ROSE BY 5.3 PER CENT IN NOVEMBER, FROM \$3.2 BILLION TO \$3.4 BILLION. A SIGNIFICANT PART OF THE INCREASE WAS ACCOUNTED FOR BY LOANS FOR THE PURCHASE OF NON-RESIDENTIAL PROPERTIES.

THE AMOUNT OF NEW LOAN APPROVALS ROSE SLIGHTLY IN NOVEMBER, FROM \$176 MILLION TO \$184 MILLION.

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**Residential Mortgage Loans in Hong Kong  
Results of Survey for November 1993**

November      October  
1993          1993  
(Amount in HK\$ mn)

**A. Sample of 28 authorised institutions**

**1. Outstanding lending**

a. Amount	201,747	200,062
b. Monthly growth	0.84%	-0.01%
c. Twelve-month change	14.7%	14.4%
d. Average change (annualized)		
Latest three months	6.8%	13.8%
Latest twelve months	14.8%	14.6%

**2. Gross loans made during month**

a. Amount	4,902	3,630
b. Number	3610	3006

**3. New loans approved during month  
drawn and undrawn**

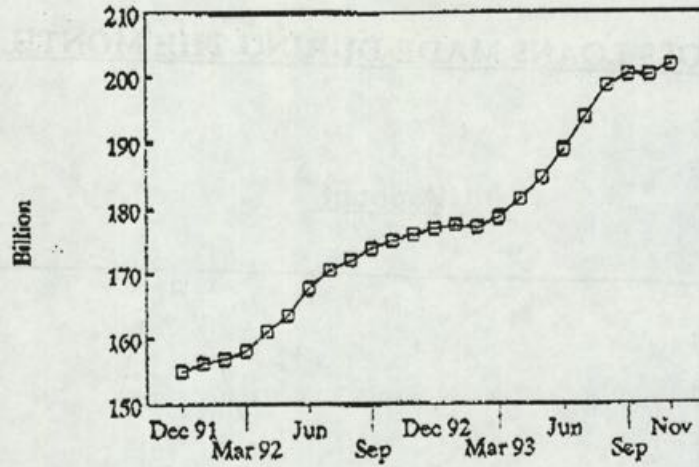
a. Amount	4,852	3,920
b. Number	3772	3152

**4. New loans approved during month  
but not yet drawn**

a. Amount	2,945	2,564
b. Number	2319	2105

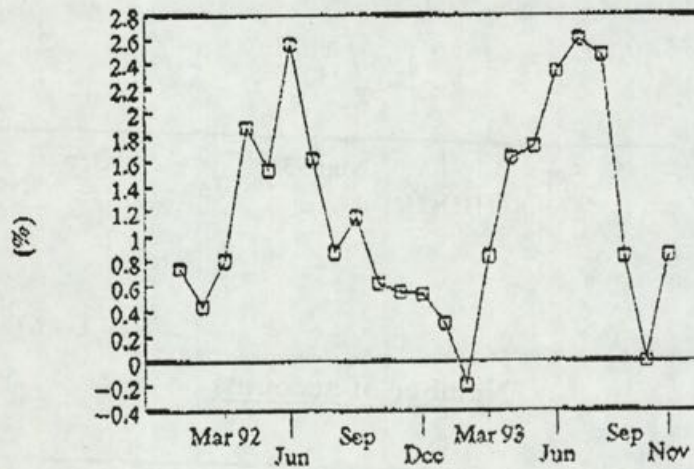
**RESIDENTIAL MORTGAGE LOANS IN HONG KONG**  
(28 institutions)

Outstanding balance at end of month



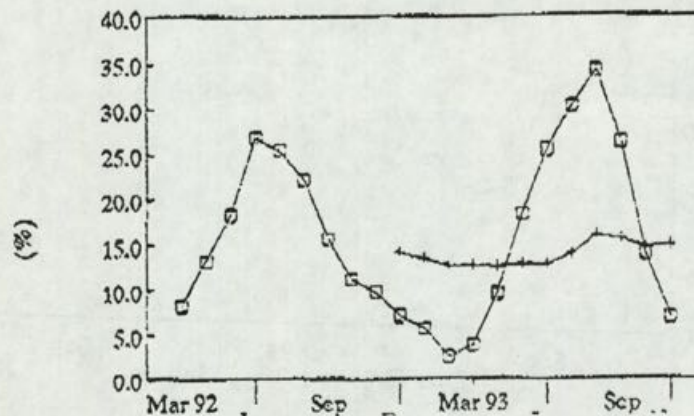
A1

Monthly growth rate



A2

3-month and 12-month moving average growth rate on annualised basis



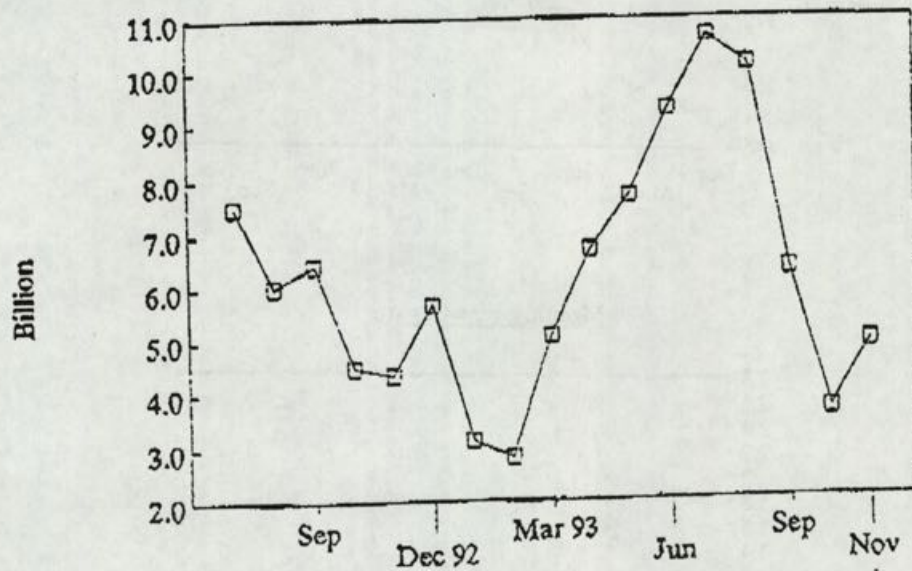
A3

**Chart B**

**RESIDENTIAL MORTGAGE LOANS IN HONG KONG**  
**(28 institutions)**

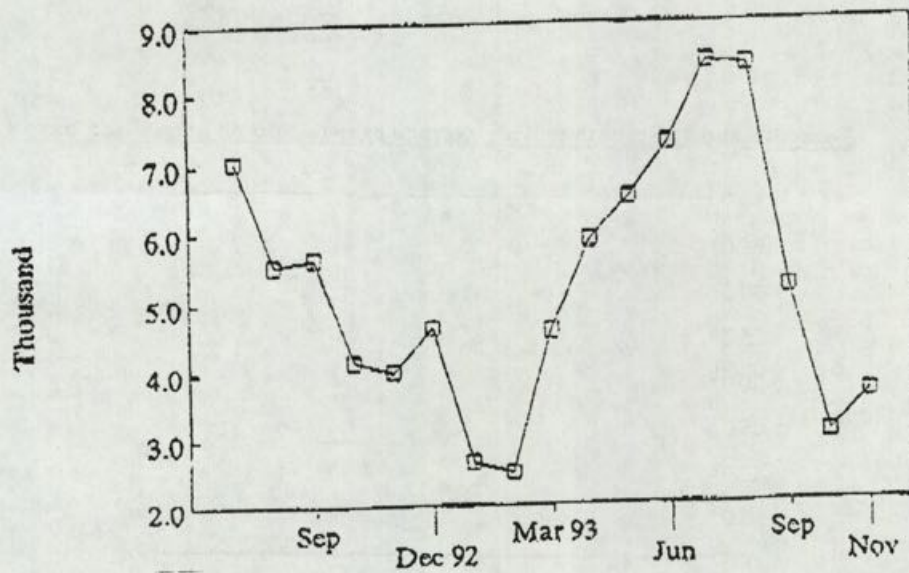
**GROSS LOANS MADE DURING THE MONTH**

**Amount**



**B1**

**Number of accounts**



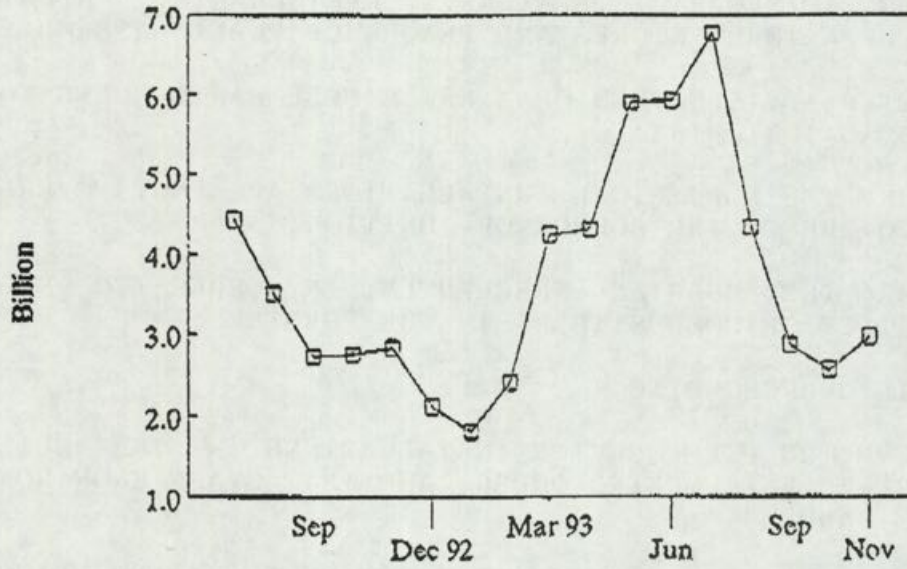
**B2**

Chart C

**RESIDENTIAL MORTGAGE LOANS IN HONG KONG**  
(28 institutions)

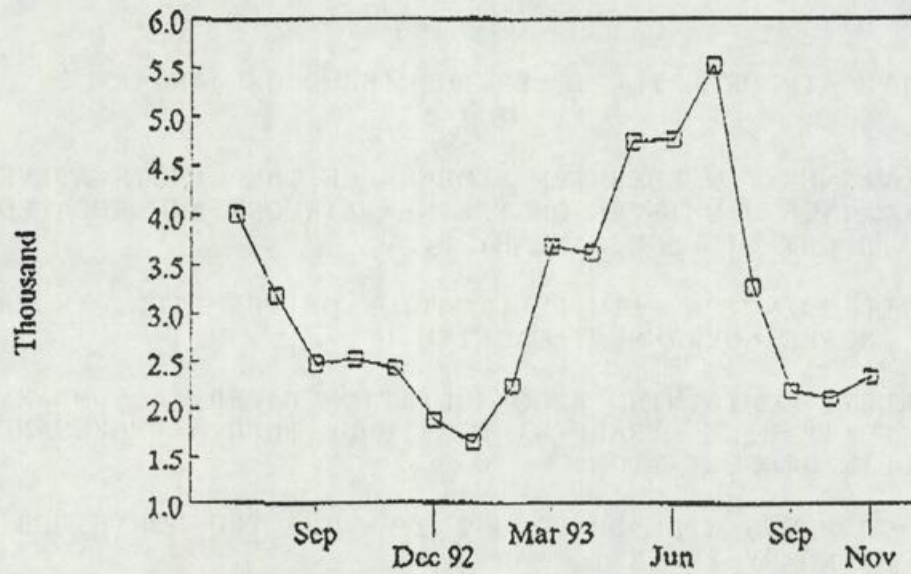
**NEW LOANS APPROVED BUT NOT YET DRAWN**

Amount



C1

Number of accounts



C2

FIRE SAFETY ADVICE

\* \* \* \* \*

THE FIRE SERVICES DEPARTMENT TODAY (THURSDAY) REMINDED MANagements OF PUBLIC ENTERTAINMENT PLACES, RESTAURANTS AND DEPARTMENT STORES TO TAKE PRECAUTIONS TO REDUCE FIRE RISKS DURING THE FESTIVE SEASON.

A SPOKESMAN FOR THE DEPARTMENT SAID A LETTER HAD BEEN SENT TO MANagements OF CINEMAS, THEATRES, RESTAURANTS, NIGHT CLUBS, DISCOTHEQUES, DEPARTMENT STORES AND PLACES OF PUBLIC ASSEMBLY.

THE LETTER ADVISES THEM ON A FEW SIMPLE BASIC RULES TO PROTECT THEIR PREMISES AGAINST FIRE:

- \* ENSURE THE ELECTRICAL INSTALLATIONS ARE NOT OVERLOADED SO AS TO REDUCE THE SOURCE OF IGNITION;
- \* CLEAR THE RUBBISH FREQUENTLY IN ORDER TO REDUCE THE QUANTITY OF COMBUSTIBLES IN THE PREMISES;
- \* AVOID OVERCROWDING;
- \* ENSURE THE FIRE SERVICE INSTALLATIONS IN THE BUILDING ARE IN EFFICIENT WORKING ORDER, AND THAT STAFF KNOW HOW TO USE THEM, AND
- \* DO NOT OBSTRUCT PASSAGE OR LOCK ANY DOORS AND EXITS.

THE SPOKESMAN ADDED THAT FIRE PROTECTION BUREAU OFFICERS WOULD VISIT THESE PREMISES TO MAKE SURE THAT THE MEANS OF ESCAPE WERE NOT BLOCKED.

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WHITE AIRPORT BILL TO BE PUBLISHED ON JANUARY 3

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THE GOVERNMENT WILL BRIEF MEMBERS OF THE LEGISLATIVE COUNCIL AND THE CONSULTATIVE COMMITTEE ON THE NEW AIRPORT AND RELATED PROJECTS (ACC) ON THE AIRPORT BILL ON JANUARY 3.

THIS WILL COINCIDE WITH PUBLICATION OF THE BILL, IN THE FORM OF A WHITE BILL, IN THE GOVERNMENT GAZETTE.

A BOOKLET CONTAINING A CONSULTATION PAPER, A SUMMARY OF THE BILL, AND THE WHITE BILL ITSELF WILL BE PUBLISHED AT THE SAME TIME TO FACILITATE PUBLIC CONSULTATION.

PUBLIC COMMENTS WILL BE SOUGHT OVER THE TWO-MONTH PERIOD UP TO AND INCLUDING FEBRUARY 28 NEXT YEAR.

THE MEETING OF THE ACC WILL BE THE FIRST SINCE THE COMMITTEE'S MEMBERSHIP WAS RECONSTITUTED, WITH THE REAPPOINTMENT OF THE CHAIRMAN AND 47 SERVING MEMBERS ON NOVEMBER 1, AND THE ANNOUNCEMENT YESTERDAY (WEDNESDAY) OF 12 NEW MEMBERS.

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THURSDAY, DECEMBER 23, 1993

- 13 -

FIVE MORE HIV INFECTED CASES CONFIRMED

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FOUR MEN AND A WOMAN WERE FOUND TO BE POSITIVE FOR THE HIV ANTIBODY TEST LAST MONTH (NOVEMBER), THE DEPARTMENT OF HEALTH ANNOUNCED TODAY (THURSDAY).

THIS BRINGS THE NUMBER OF HIV INFECTED PERSONS IN HONG KONG TO 413.

ONE NEW AIDS CASE WAS REPORTED DURING THE MONTH.

THE TOTAL NUMBER OF CONFIRMED AIDS CASES IS 92 WITH 63 DEATHS. THE 29 OTHERS ARE EITHER UNDER COUNSELLING AND TREATMENT OR HAVE LEFT THE TERRITORY.

OF THE 413 HIV INFECTED, 302 ACQUIRED THE INFECTION SEXUALLY, NINE WERE INJECTING DRUG USERS, AND 65 ACQUIRED THE INFECTION THROUGH CONTAMINATED BLOOD OR BLOOD PRODUCTS BEFORE 1985 WHEN HIV ANTIBODY TEST AND SAFE HEAT TREATED CLOTTING CONCENTRATES WERE NOT AVAILABLE.

FOR THE REMAINING 37, THE INFORMATION AVAILABLE WAS INADEQUATE FOR CLASSIFICATION.

UNDER THE HIV SURVEILLANCE PROGRAMME WHICH STARTED IN 1985, A TOTAL OF 305,779 BLOOD SPECIMENS HAVE BEEN TESTED FOR THE HIV ANTIBODY.

THE HONG KONG RED CROSS BLOOD TRANSFUSION SERVICE HAS ALSO SCREENED ALL BLOOD DONORS FOR AIDS.

UP TO LAST MONTH, 1,338,032 UNITS OF BLOOD HAD BEEN TESTED AND 29 DONORS WERE FOUND POSITIVE.

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TRANSPORT ARRANGEMENTS FOR BUDDHA INAUGURAL CEREMONY

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SPECIAL PUBLIC TRANSPORT SERVICES WILL BE LAID ON FOR THE INAUGURAL CEREMONY OF THE TIAN TAN BUDDHA STATUE AT PO LIN MONASTERY, NGONG PING, NEXT WEDNESDAY (DECEMBER 29).

ANNOUNCING DETAILS OF THE SERVICES TODAY (THURSDAY), A SPOKESMAN FOR THE TRANSPORT DEPARTMENT SAID SPECIAL OVERNIGHT FERRY SERVICES WOULD BE OPERATED FROM CENTRAL TO MUI WO FROM 1 AM UNTIL 6 AM ON THE DAY AT A BASIC FREQUENCY OF ONE HOUR.

ADDITIONAL FERRY SERVICES FROM MUI WO TO CENTRAL WILL BE STRENGTHENED FROM 2 PM UNTIL 6 PM ON THE SAME DAY FOR RETURNING PASSENGERS.

ON BUS SERVICE, ROUTE NO. 2 BETWEEN MUI WO AND NGONG PING OPERATED BY THE NEW LANTAU BUS COMPANY WILL BE STRENGTHENED.

/IN ADDITION, .....

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IN ADDITION, A SPECIAL NON-FRANCHISED TOUR BUS SERVICE WILL BE OPERATED FROM 11 PM ON DECEMBER 28 TILL THE NEXT DAY BETWEEN MUI WO AND NGONG PING. SPECIAL RETURN TICKETS ARE ON SALE AT \$40 ON BOARD HONG KONG YAUMATI FERRY TO MUI WO.

DEPENDING ON THE DENSITY OF THE CROWD, NGONG PING ROAD WILL BE CLOSED TO VEHICULAR TRAFFIC IN PHASES STARTING FROM 10 PM ON DECEMBER 28 UNTIL 8 PM THE FOLLOWING DAY.

DURING THIS SAME PERIOD, THE BUS TERMINUS, CAR PARKING SPACES AND TAXI STAND AT NGONG PING WILL ALL BE SUSPENDED.

THE SECTION OF PIER ROAD OUTSIDE THE OUTLYING DISTRICTS SERVICES PIER IN CENTRAL WILL BE CLOSED TO VEHICULAR TRAFFIC FROM 8 PM ON DECEMBER 28 TO 8 PM THE FOLLOWING DAY.

THE VEHICULAR FERRY WAITING AREA AT MUI WO WILL ALSO BE CLOSED TO VEHICULAR TRAFFIC, EXCEPT PO LIN MONASTERY CHARTERED BUSES, DURING THE SAME PERIOD.

THE SPOKESMAN URGED MEMBERS OF THE PUBLIC WISHING TO ATTEND THE CEREMONY TO MAKE FULL USE OF THE PUBLIC TRANSPORT SERVICES, AND HAVE PATIENCE IN WAITING AND CATCHING BUSES AND FERRIES IN VIEW OF THE EXPECTED HIGH PASSENGER DEMAND.

HE STRESSED THAT THE RELEVANT GOVERNMENT DEPARTMENTS AND THE TRANSPORT OPERATORS HAD DONE THEIR UTMOST IN PROVIDING THE HIGHEST CAPACITY POSSIBLE.

HOWEVER, AS CAPACITIES CANNOT BE UNLIMITED, HE URGED THE PUBLIC TO MAKE GOOD USE OF THE OVERNIGHT FERRY SERVICES ESPECIALLY THOSE IN THE EARLY HOURS TO AVOID OVER-SUBSCRIPTION OF THE LATER SAILINGS AND LONG QUEUING TIME AT THE FERRY PIER.

THEY ARE ALSO ADVISED TO BUY ADVANCE TICKETS FROM THE HONG KONG AND YAUMATI FERRY COMPANY OUTLETS. OTHERWISE THEY MAY FACE THE RISK OF NOT BEING ABLE TO BOARD THE FERRY IN GOOD TIME FOR CAPACITY REASON.

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NEW POST OFFICE FOR TAI KOO SHING

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TAI KOO SHING RESIDENTS WILL HAVE ACCESS TO BETTER SERVICE WHEN A NEW POST OFFICE OPENS ON JANUARY 3.

IT IS LOCATED AT SHOP G1020-1022, GROUND FLOOR, KAM SING MANSION, 1-3 TAI FUNG AVENUE, TAI KOO SHING, HONG KONG.

THE POSTMASTER GENERAL, MR MIKE PAGLIARI, SAID THE NEW OFFICE WAS MORE SPACIOUS AND EQUIPPED WITH AN ELECTRONIC STAMP VENDING MACHINE.

/IT WILL .....

IT WILL REPLACE THE NEARBY SAI WAN HO POST OFFICE AT CITY PLAZA, PHASE 1, TAI KOO SHING WHICH WILL CLOSE FOR BUSINESS AT 5 PM AT THE END OF THIS MONTH.

THE HOURS OF BUSINESS AND TELEPHONE NUMBER WILL BE THE SAME AS THOSE OF THE SAI WAN HO POST OFFICE.

MR PAGLIARI ADVISED LOCAL PHILATELISTS THAT SPECIAL HANDBACK SERVICE WOULD BE AVAILABLE ON FRIDAY (DECEMBER 31) AT THE SAI WAN HO POST OFFICE FOR UNREGISTERED FULLY POSTAGE PREPAID "LAST DAY COVER"; AND ON JANUARY 3 AT THE NEW TAI KOO SHING POST OFFICE FOR UNREGISTERED FULLY POSTAGE PREPAID "FIRST DAY COVER".

THE PRIVATELY PREPARED COVERS WILL BE ACCEPTED OVER THE COUNTER IMPRESSED WITH THE NORMAL POST OFFICE DATESTAMP AND HANDED BACKED TO THE PERSON PRESENTING THEM.

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NEW YEAR'S DAY A STATUTORY HOLIDAY

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THE LABOUR DEPARTMENT TODAY (THURSDAY) REMINDED EMPLOYERS THAT JANUARY 1 NEXT YEAR (SATURDAY) IS ONE OF THE 11 STATUTORY HOLIDAYS FOR EMPLOYEES.

UNDER THE EMPLOYMENT ORDINANCE, ALL EMPLOYEES, IRRESPECTIVE OF THEIR WAGE LEVELS, ARE ENTITLED TO STATUTORY HOLIDAYS AND MUST BE PAID FOR THE DAY OFF IF THEY HAVE WORKED CONTINUOUSLY FOR THE SAME EMPLOYER FOR THREE MONTHS OR LONGER IMMEDIATELY BEFORE THE STATUTORY HOLIDAY.

HOLIDAY PAY SHOULD BE EQUIVALENT TO AN EMPLOYEE'S EARNINGS ON A FULL WORKING DAY AND SHOULD INCLUDE BASIC WAGES AS WELL AS ALLOWANCES THAT CAN BE EXPRESSED IN MONEY TERMS SUCH AS MEALS AND COST OF LIVING ALLOWANCES.

WHERE THE EARNINGS VARY FROM DAY TO DAY, HOLIDAY PAY SHOULD BE THE AVERAGE DAILY EARNINGS DURING EVERY COMPLETE WAGE PERIOD, WHICH COULD BE BETWEEN 28 AND 31 DAYS, PRECEDING THE HOLIDAY.

IF AN EMPLOYEE IS REQUIRED TO WORK ON A STATUTORY HOLIDAY, HE MUST BE GIVEN AN ALTERNATIVE DAY OFF WITHIN 60 DAYS BEFORE OR AFTER THAT DAY.

ENQUIRIES ABOUT STATUTORY HOLIDAYS MAY BE MADE OF THE LABOUR DEPARTMENT'S GENERAL ENQUIRY TELEPHONE SERVICE ON 717 1771.

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ROYAL OBSERVATORY CALENDAR GOES ON SALE

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OBSERVING WEATHER AND CLIMATE IS THE THEME OF THE ROYAL OBSERVATORY CALENDAR 1994 NOW ON SALE AT THE GOVERNMENT PUBLICATIONS CENTRE AND THE ROYAL OBSERVATORY HEADQUARTERS.

"WITH WEATHER PLAYING SUCH AN IMPORTANT PART IN OUR DAILY LIFE, IT IS NATURAL FOR MANY TO BE KEEN OBSERVERS OF WEATHER AND CLIMATE," A SPOKESMAN FOR THE ROYAL OBSERVATORY SAID.

THE CALENDAR NOT ONLY PRESENTS MANY INTERESTING WEATHER PHENOMENA OBSERVED IN HONG KONG AND ELSEWHERE, BUT ALSO DESCRIBES CLIMATOLOGICAL ISSUES CURRENTLY ENCOUNTERED BY MANKIND.

TO NATURE LOVERS, IT CONTAINS USEFUL GEOPHYSICAL INFORMATION, INCLUDING RISING AND SETTING TIMES OF THE SUN AND THE MOON, TIDE AND MONTHLY CLIMATOLOGICAL NORMS AND EXTREMES.

THE SPOKESMAN SAID THE BEAUTIFULLY CRAFTED CALENDAR WAS AN ATTRACTIVE GIFT FOR FRIENDS AND RELATIVES DURING CHRISTMAS AND THE NEW YEAR.

AT \$56 EACH, THE CALENDAR CAN BE OBTAINED AT THE GOVERNMENT PUBLICATIONS CENTRE, GENERAL POST OFFICE BUILDING, CONNAUGHT PLACE, CENTRAL, AS WELL AS FROM THE ROYAL OBSERVATORY HEADQUARTERS, 134A NATHAN ROAD, KOWLOON.

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MARCHING BAND CONTEST AT QE STADIUM

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MORE THAN 500 LOCAL YOUNG MUSICIANS WILL TAKE PART IN A MARCHING BAND CONTEST TO BE HELD AT QUEEN ELIZABETH STADIUM IN WAN CHAI NEXT MONDAY (DECEMBER 27).

THE PERFORMANCE WILL BE THE EPILOGUE OF THE HONG KONG YOUTH BAND FESTIVAL ORGANISED BY THE MUSIC OFFICE OF THE RECREATION AND CULTURE BRANCH TO PROVIDE ENTERTAINMENT TO THE PUBLIC DURING THE CHRISTMAS HOLIDAYS.

THE CONTEST WILL START AT 3 PM. MORE THAN 10 MARCHING BANDS WILL PRESENT A NUMBER OF CLASSICAL AND POPULAR PIECES.

THE ALEXANDRA HILLS STATE HIGH SCHOOL WIND ORCHESTRA FROM AUSTRALIA HAS BEEN INVITED AS THE GUEST PERFORMER.

THE FESTIVAL IS SPONSORED BY TOM LEE MUSIC CO LTD.

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ATTENTION NEWS EDITORS:

YOUR REPRESENTATIVES ARE INVITED TO COVER THE MARCHING BAND CONTEST AT QUEEN ELIZABETH STADIUM AT 3 PM ON MONDAY (DECEMBER 27). MUSIC OFFICE STAFF WILL BE ON HAND TO HELP.

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HONG KONG GOVERNMENT EXCHANGE FUND  
MONEY MARKET OPERATIONS  
\* \* \* \* \*

	\$ MILLION -----
OPENING BALANCE IN THE ACCOUNT	3,560
REVERSAL OF LAF	+440
BALANCE AFTER REVERSAL OF LAF	4,000
NET INJECTION/WITHDRAWAL TODAY	NIL
EFFECT OF LAF TODAY	-170
CLOSING BALANCE IN THE ACCOUNT	3,830
LAF RATE 2.00 BID/4.00 OFFER      TWI 113.8    *-0.2*	23.12.93

HONG KONG GOVERNMENT EXCHANGE FUND

EF BILLS		EF NOTES/HONG KONG GOVERNMENT BONDS				
TERMS	YIELD	TERM	ISSUE	COUPON	PRICE	YIELD
1 WEEK	3.11 PCT	14 MONTHS	2502	4.75	101.40	3.52
1 MONTH	3.18 PCT	17 MONTHS	2505	3.75	100.07	3.73
3 MONTHS	3.11 PCT	20 MONTHS	2508	4.625	101.15	3.94
6 MONTHS	3.21 PCT	23 MONTHS	2511	4.15	100.14	4.11
12 MONTHS	3.44 PCT	34 MONTHS	3610	4.20	99.13	4.58

TOTAL TURNOVER OF BILLS AND BONDS - 12,024 MN

CLOSED 23 DECEMBER 1993

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