



DAILY INFORMATION BULLETIN

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SPEECH BY BARONESS YOUNG

FOLLOWING IS A FULL TRANSCRIPT OF THE SPEECH BY
BARONESS YOUNG IN OPENING THE HOUSE OF LORDS DEBATE ON
THE FUTURE OF HONG KONG:-

BARONESS YOUNG (CON): I DO NOT NEED TO REMIND THE HOUSE OF THE
HISTORIC IMPORTANCE OF THE DRAFT AGREEMENT ON THE FUTURE OF
HONG KONG. WE ARE PROVIDING FOR THE FUTURE OF THE FIVE AND A
HALF MILLION PEOPLE OF THE TERRITORY AND ONE OF THE WORLD'S
LARGEST FINANCIAL CENTRES INTO THE MIDDLE OF THE 21ST CENTURY.
IT IS A UNIQUE ARRANGEMENT TO DEAL WITH A UNIQUE PROBLEM
BEQUEATHED TO US BY HISTORY. IT IS RIGHT THAT WE SHOULD
HAVE AN OPPORTUNITY TO DEBATE IT IN FULL AND, AS ALWAYS
IN YOUR LORDS' HOUSE, WE HAVE IN THE CHAMBER MANY NOBLE LORDS
WHO KNOW THE TERRITORY WELL INCLUDING ONE AS GOVERNOR. WE SHALL
ALL LISTEN WITH GREAT INTEREST TO THE MAIDEN SPEECH OF THE
NOBLE EARL, LORD BIRKENHEAD. I AM SURE WE WILL HAVE A
THOROUGH AND WELL-INFORMED DEBATE.

THE AGREEMENT IS THE OUTCOME OF TWO YEARS OF COMPLICATED
AND OFTEN DIFFICULT NEGOTIATIONS. THE GOVERNMENT ENTERED
INTO THESE NEGOTIATIONS WITH THE CHINESE GOVERNMENT IN 1982,
AGAINST THE BACKGROUND OF THE HISTORICAL REALITIES WHICH
DETERMINE HONG KONG'S POSITION TODAY. IN 1997 THE LEASE ON
THE NEW TERRITORIES WILL RUN OUT. UNDER THAT LEASE, UNLESS
OTHER ARRANGEMENTS WERE MADE, 92 PER CENT OF HONG KONG'S
LAND AREA WOULD REVERT TO CHINA. THE CEDED TERRITORIES MAKING
UP THE REMAINING EIGHT PER CENT COULD NOT SURVIVE AS AN ENTITY
IN THEIR OWN RIGHT. THEY HAVE, OVER THE YEARS, BEEN COMPLETELY
INTEGRATED WITH THE REST OF HONG KONG. IN THESE CIRCUMSTANCES
THERE WAS NO REAL CHOICE FOR THE GOVERNMENT. TO DO NOTHING
WOULD HAVE, IN PRACTICE, HAD MEANT THE REVERSION OF THE
TERRITORY TO CHINA IN 1997 WITHOUT AGREED ARRANGEMENTS - WHICH
WAS NOT REALLY AN OPTION. THE UNCERTAINTY IN THE MEANTIME WOULD
HAVE DESTROYED HONG KONG.

IT WAS CLEAR THAT WE HAD TO SEEK, BY NEGOTIATION WITH
CHINA, ARRANGEMENTS WHICH WOULD PERMIT THE MAINTENANCE OF HONG
KONG'S STABILITY AND PROSPERITY AND TO SEEK TO ENSURE THESE
ARRANGEMENTS IN A FORMAL AGREEMENT WITH CHINA.

IN SEPTEMBER 1982, DURING THE PRIME MINISTER'S VISIT TO PEKING,
AGREEMENT WAS REACHED TO ENTER INTO NEGOTIATIONS WITH THIS
PURPOSE. IT WAS CLEAR FROM THE START THAT ANY AGREEMENT MUST
BE ONE THAT WE COULD HONOURABLY COMMEND TO THE PEOPLE OF
HONG KONG, AND TO PARLIAMENT, AND ONE WHICH THEY WOULD FIND
ACCEPTABLE.

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IN THE EARLY STAGES OF THE TALKS WE EXPLORED WHETHER IT MIGHT BE POSSIBLE, IN THE INTERESTS OF MINIMUM CHANGE, TO SECURE A MEANS OF AGREEMENT FOR CONTINUED BRITISH ADMINISTRATION IN HONG KONG AFTER 1997 ON THE BASIS OF OUR RECOGNITION OF CHINA'S SOVEREIGNTY OVER THE WHOLE TERRITORY. IT BECAME CLEAR, HOWEVER, THAT A SOLUTION ALONG THESE LINES WOULD NOT BE ACCEPTABLE TO THE CHINESE GOVERNMENT. WE CONCLUDED THAT A BREAKDOWN IN THE TALKS, WITH ALL THE UNCERTAINTY THAT THIS WOULD HAVE CREATED, WOULD NOT HAVE SERVED THE BEST INTERESTS OF THE PEOPLE OF HONG KONG. INDEED, IT WOULD HAVE HAD VERY SERIOUS CONSEQUENCES FOR PROSPERITY AND STABILITY.

WE THEREFORE DECIDED, WITH THE SUPPORT OF THE GOVERNOR AND THE EXECUTIVE COUNCIL IN HONG KONG, TO EXPLORE CHINESE IDEAS FOR HONG KONG AS A SPECIAL ADMINISTRATIVE REGION OF THE PEOPLE'S REPUBLIC OF CHINA= ENJOYING A HIGH DEGREE OF AUTONOMY AND THE MAXIMUM POSSIBLE DEGREE OF CONTINUITY IN ITS SYSTEMS AND WAY OF LIFE.

MY LORDS, THE DRAFT AGREEMENT LAID BEFORE THIS HOUSE AS A WHITE PAPER IS THE OUTCOME OF THOSE NEGOTIATIONS. I WOULD LIKE TO PAY TRIBUTE TO THE NEGOTIATORS, ON BOTH SIDES, FOR THE REMARKABLE ACHIEVEMENT WHICH IT REPRESENTS -- IN PARTICULAR, TO THE FOREIGN AND COMMONWEALTH SECRETARY FOR HIS DETERMINED AND PATIENT DIPLOMACY WHICH PLAYED SUCH A GREAT PART IN THE SUCCESSFUL CONCLUSION OF THESE NEGOTIATIONS.

I WOULD ALSO LIKE TO THANK THE GOVERNOR, SIR EDWARD YOUDE, AND THE UNOFFICIAL MEMBERS OF THE EXECUTIVE COUNCIL OF HONG KONG, FOR THEIR WISE ADVICE AND FOR THE COURAGE WITH WHICH THEY HAVE FACED MANY DIFFICULT DECISIONS. THE MANY OFFICIALS INVOLVED IN THE TALKS FROM THE HONG KONG GOVERNMENT, AS WELL AS FROM OUR OWN DIPLOMATIC SERVICE, SHOWED DEDICATION AND GREAT RESOURCEFULNESS.

THE AGREEMENT IS BOTH COMPREHENSIVE AND DETAILED. IT PROVIDES A FIRM BASIS FOR THE FUTURE AND WILL, I BELIEVE, GIVE CONFIDENCE BOTH TO THE PEOPLE OF HONG KONG AND TO THE INTERNATIONAL COMMUNITY.

I WILL NOT BORE YOU WITH THE AGREEMENT, POINT-BY-POINT, AS NOBLE LORDS WILL HAVE HAD AN OPPORTUNITY TO STUDY IT IN DETAIL SINCE IT WAS PUBLISHED ON THE 26TH OF SEPTEMBER. THERE ARE, HOWEVER, CERTAIN ASPECTS WHICH I WOULD LIKE TO EMPHASISE.

THE FIRST IS THAT THE JOINT DECLARATION AND ITS ANNEXES, TOGETHER, CONSTITUTE A LEGALLY-BINDING INTERNATIONAL AGREEMENT. AS THE CHINESE FOREIGN MINISTER RECENTLY SAID, THE JOINT DECLARATION IS A FORM OF INTERNATIONAL TREATY AND HAS THE SAME FORCE IN INTERNATIONAL LAW.

/SECONDLY, UNDER

SECONDLY, UNDER THE TERMS OF THE AGREEMENT ITSELF, THE POLICY SET OUT IN THE AGREEMENT WILL BE STIPULATED IN THE BASIC LAW TO BE PROMULGATED BY THE NATIONAL PEOPLE'S CONGRESS OF THE PEOPLE'S REPUBLIC OF CHINA AND THEY WILL REMAIN UNCHANGED FOR 50 YEARS FROM THE FIRST OF JULY 1997.

THIRDLY, THE AGREEMENT CONTAINS A SUFFICIENT DEGREE OF DETAIL TO REASSURE OPINION IN HONG KONG, AND INTERNATIONALLY, ABOUT THE FUTURE OF THE TERRITORY. IT PROVIDES FOR HONG KONG TO ENJOY A HIGH DEGREE OF AUTONOMY AS A SPECIAL ADMINISTRATIVE REGION OF THE PEOPLE'S REPUBLIC OF CHINA AND MAKES CLEAR THAT THE SOCIALIST SYSTEM AND POLICIES PRACTISED IN THE MAINLAND WILL NOT BE APPLIED TO THE SPECIAL ADMINISTRATIVE REGION. THE AGREEMENT PROVIDES THAT IT WILL BE SERVED BY AN ELECTED LEGISLATURE- THAT THE EXECUTIVE WILL BE ACCOUNTABLE TO THAT LEGISLATURE- AND SUPPORTS THAT THE ADMINISTRATION WILL BE IN THE HANDS OF LOCAL PEOPLE.

IT GUARANTEES THAT HONG KONG'S PRESENT SYSTEM OF LAW, INCLUDING THE COMMON LAW, WILL BE MAINTAINED. THE PRESENT INDEPENDENT JUDICIAL SYSTEM WILL BE CONTINUED BUT WITH A COURT OF FINAL APPEAL SITTING IN HONG KONG. THE PUBLIC SERVICE, IN WHICH APPOINTMENT DEPENDS ON QUALIFICATIONS, EXPERIENCE AND ABILITY, WILL CONTINUE TO SERVE THE SPECIAL ADMINISTRATIVE REGION AS IT HAS LOYALLY SERVED HONG KONG IN THE PAST. THE PEOPLE OF HONG KONG WILL CONTINUE TO ENJOY THEIR EXISTING RIGHTS AND FREEDOMS UNDER THE HONG KONG LAW AND THE CONTINUED APPLICATION TO HONG KONG OF THE INTERNATIONAL COVENANT ON CIVIL AND POLITICAL AND ECONOMIC, SOCIAL AND CULTURAL RIGHTS.

THE AGREEMENT PROVIDES FOR HONG KONG TO RETAIN AND STRENGTHEN ITS POSITION AS A WORLD COMMERCIAL, FINANCIAL AND COMMUNICATIONS CENTRE. THE SPECIAL ADMINISTRATIVE REGION WILL BE ABLE TO NEGOTIATE AGREEMENTS AND PARTICIPATE IN INTERNATIONAL ORGANISATIONS IN APPROPRIATE FIELDS, SUCH AS THE GATT AND THE MULTI-FIBRE ARRANGEMENT. IT WILL HAVE AUTONOMY IN THE ECONOMIC, FINANCIAL AND MONETARY FIELDS. THERE WILL BE NO EXCHANGE CONTROL AND THE HONG KONG DOLLAR WILL BE FREELY CONVERTIBLE. INVESTORS WILL BE ABLE TO PUT IN, OR WITHDRAW, THEIR CAPITAL FREELY. THE SPECIAL ADMINISTRATIVE REGION WILL BE ABLE TO DETERMINE ITS OWN SHIPPING POLICIES AND TO NEGOTIATE ITS OWN AIR SERVICE ARRANGEMENTS FOR INTERNATIONAL FLIGHTS WHICH DO NOT TOUCH ON THE MAINLAND OF CHINA.

EXISTING LAND RIGHTS WILL BE RECOGNISED AFTER 1997 AND THE HONG KONG GOVERNMENT WILL BE ABLE TO GRANT NEW LEASES EXTENDING UP TO THE YEAR 2047. THE INHABITANTS OF HONG KONG WILL CONTINUE TO ENJOY THE RIGHT OF FREE ENTRY TO, AND FREE EXIT FROM, THE ADMINISTRATIVE REGION.

/THERE IS

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THERE IS ALL THIS DETAIL, AND MUCH MORE. I THINK THAT YOUR LORDSHIPS WILL AGREE THAT THIS ADDS UP TO AN IMPRESSIVELY THOROUGH DOCUMENT.

MY LORDS, I REFERRED EARLIER TO OUR OBJECTIVE OF AN AGREEMENT ACCEPTABLE TO THE PEOPLE OF HONG KONG. SINCE THE PUBLICATION OF THE AGREEMENT ON THE 26TH OF SEPTEMBER, THE PEOPLE OF HONG KONG HAVE HAD AN OPPORTUNITY TO EXPRESS THEIR VIEWS TO AN ASSESSMENT OFFICE APPOINTED BY THE GOVERNOR AND CHARGED WITH PREPARING AN ACCURATE ANALYSIS AND ASSESSMENT OF OPINION IN HONG KONG. THE ASSESSMENT OFFICE REPORT, TOGETHER WITH THAT OF THE INDEPENDENT MONITORS APPOINTED BY THE SECRETARY OF STATE FOR FOREIGN AND COMMONWEALTH AFFAIRS TO OVERSEE THEIR WORK, WAS PUBLISHED AS A WHITE PAPER AND LAID BEFORE PARLIAMENT ON THE 29TH OF NOVEMBER.

AS ANYONE WHO HAS FOLLOWED THE HONG KONG PRESS IN THIS PERIOD WILL KNOW, THE DEBATE IN HONG KONG ON THE DRAFT AGREEMENT HAS BEEN BOTH SERIOUS AND INTENSIVE. I AM STRUCK BY HOW REALISTIC AND LEVEL-HEADED MUCH OF THIS COMMENT HAS BEEN. SOME THREE AND A HALF MILLION COPIES OF THE DRAFT AGREEMENT WERE DISTRIBUTED IN HONG KONG AND TWO AND A HALF THOUSAND DIRECT SUBMISSIONS WERE RECEIVED BY THE ASSESSMENT OFFICE -- MANY FROM ORGANISATIONS REPRESENTING LARGE MEMBERSHIPS.

YOUR LORDSHIPS WILL HAVE NOTED THE CONCLUSION OF THE ASSESSMENT OFFICE REPORT THAT, AND I QUOTE: +MOST OF THE PEOPLE OF HONG KONG FIND THE AGREEMENT ACCEPTABLE+.

THIS MESSAGE WAS BORNE OUT ACROSS THE WHOLE RANGE OF EVIDENCE RECEIVED BY THE ASSESSMENT OFFICE. THE AGREEMENT WAS ENDORSED BY ALL THE PRINCIPAL REPRESENTATIVE BODIES INCLUDING THE EXECUTIVE, LEGISLATIVE AND URBAN COUNCILS, THE HEUNG YEE KUK AND ALL 18 DISTRICT BOARDS. THE OVERWHELMING MAJORITY OF THE ORGANISATIONS AND GROUPS, WHICH EXPRESSED THEIR VIEWS, FOUND THE AGREEMENT ACCEPTABLE. OF THE JUST OVER ONE THOUSAND INDIVIDUALS WHO EXPRESSED A CLEAR VIEW TO THE ASSESSMENT OFFICE, 677 FOUND THE AGREEMENT ACCEPTABLE AND 364 REJECTED IT. I FIND THIS FIGURE OF SPECIAL SIGNIFICANCE EVEN THOUGH THE SAMPLE IS SMALL. IT IS NORMALLY THOSE WHO DO NOT AGREE TO SOMETHING WHO ARE THE FIRST TO WRITE ABOUT IT.

THESE FINDINGS ARE REINFORCED BY OPINIONS EXPRESSED IN THE MEDIA AND ALSO BY THE EVIDENCE OF INDEPENDENT OPINION POLLS. ONE OF THESE, PERHAPS THE LARGEST AND MOST SCIENTIFIC, SHOWS THAT 81 PER CENT OF THOSE QUESTIONED THOUGHT THE AGREEMENT VERY GOOD OR QUITE GOOD. THE CONCLUSION OF THE ASSESSMENT OFFICE IS UNRESERVEDLY CONFIRMED BY THE INDEPENDENT MONITORS. THEY ALSO REPORTED THAT THE ASSESSMENT OFFICE HAD FULFILLED ITS REMIT PROPERLY, ACCURATELY AND IMPARTIALLY.

/MY LORDS,

MY LORDS, THE REPORT SETS OUT CLEARLY THE VARIOUS VERY NATURAL CONCERNS WHICH HONG KONG PEOPLE FEEL ABOUT THE FUTURE. THIS WILL BE OF ENORMOUS VALUE TO THE GOVERNMENT IN THE YEARS AHEAD DURING THE PROCESS OF IMPLEMENTING THE AGREEMENT AND DURING OUR DISCUSSIONS WITH THE CHINESE GOVERNMENT IN THE JOINT LIAISON GROUP.

I SHOULD LIKE TO ADDRESS ONE OR TWO OF THESE CONCERNS NOW. ONE OF THESE WHICH HAS BEEN BROUGHT OUT IN THE STATEMENT OF THE UNOFFICIAL MEMBERS OF THE EXECUTIVE AND LEGISLATIVE COUNCILS ISSUED ON THE 29TH OF NOVEMBER, IS THE NATURAL WISH OF THE PEOPLE OF HONG KONG TO BE INVOLVED IN THE DRAFTING OF THE BASIC LAW. THE BASIC LAW WILL BE PASSED BY THE NATIONAL PEOPLE'S CONGRESS OF THE PRC. AND IT IS FOR THE CHINESE GOVERNMENT TO UNDERTAKE THE DRAFTING OF IT. I AM SURE, HOWEVER, THAT CHINESE LEADERS WILL HAVE NOTED THE CONCERNS OF THE PEOPLE OF HONG KONG ON THIS SCORE. INDEED, CHINESE SPOKESMEN HAVE INDICATED PUBLICLY THAT THE PEOPLE OF HONG KONG WILL BE CONSULTED, THOUGH THE EXACT FORM OF CONSULTATION HAS YET TO BE MADE CLEAR. WE WELCOME THIS.

ANOTHER CONCERN, RAISED IN THE ASSESSMENT OFFICE REPORT, IS ABOUT THE ROLE OF THE JOINT LIAISON GROUP. FEARS HAVE BEEN EXPRESSED THAT THE JOINT LIAISON GROUP MIGHT INTERFERE IN THE ADMINISTRATION OF HONG KONG. IN MY VIEW THIS FEAR, THOUGH UNDERSTANDABLE, IS UNFOUNDED. THE AGREEMENT STATES EXPLICITLY THAT THE GROUP WILL BE AN ORGAN OF LIAISON AND NOT AN ORGAN OF POWER. IT WILL TAKE NO PART IN THE ADMINISTRATION OF HONG KONG. THE TWO GOVERNMENTS ARE AGREED THAT IT IS THE BRITISH GOVERNMENT WHICH WILL REMAIN FULLY RESPONSIBLE FOR THE ADMINISTRATION OF HONG KONG UP TO THE FIRST OF JULY 1997. WE ARE DETERMINED TO CARRY OUT THAT COMMITMENT. THE GOVERNMENT ATTACHES THE HIGHEST IMPORTANCE TO THE JOINT LIAISON GROUP AS A MEANS OF ACHIEVING THE NECESSARY CLOSE CO-OPERATION WITH THE CHINESE GOVERNMENT OVER HONG KONG IN THE NEXT 12 YEARS. I CAN ALSO ASSURE NOBLE LORDS THAT THE GOVERNMENT WILL ENSURE THAT THE INTERESTS OF HONG KONG ARE PROPERLY REPRESENTED IN THE GROUP BY INVOLVING OFFICIALS FROM THE HONG KONG GOVERNMENT IN THE BRITISH DELEGATION.

MANY PEOPLE HAVE ALSO EXPRESSED CONCERN ABOUT NATIONALITY. THIS WAS, WITHOUT QUESTION, ONE OF THE MOST DIFFICULT SUBJECTS TO NEGOTIATE. EACH SIDE HAD CONFLICTING INTERESTS THAT WERE NOT EASILY RECONCILABLE. NEVERTHELESS, THE GOVERNMENT BELIEVES THE SOLUTION EVENTUALLY ACHIEVED GOES A LONG WAY TO MEETING THE NEEDS OF THE PEOPLE OF HONG KONG.

ARRANGEMENTS ON NATIONALITY ARE SET OUT IN THE DRAFT EXCHANGE OF MEMORANDA ASSOCIATED WITH THE AGREEMENT. THE TERMS OF THESE MEMORANDA HAVE BEEN AGREED BETWEEN THE TWO SIDES AND THEY WERE INITIALED AT THE SAME TIME AS THE AGREEMENT ITSELF.

THE EFFECTS OF THE UNITED KINGDOM MEMORANDUM IS THAT THOSE WHO WERE, ON THE 30TH OF JUNE 1997, BRITISH DEPENDENT TERRITORIES CITIZENS BY VIRTUE OF A CONNECTION WITH HONG KONG WILL BE ABLE TO RETAIN, IF THEY WISH, A STATUS WHICH WILL BE A FORM OF BRITISH NATIONALITY AFTER 1997 AND FOR THE REST OF THEIR LIVES. THIS STATUS CAN BE RETAINED BY SUCH ALL BDTCS WHATEVER THEIR ETHNIC ORIGIN. IT WILL ENABLE THEM TO CONTINUE TO USE A BRITISH PASSPORT AND TO AVAIL THEMSELVES OF CONSULAR PROTECTION WHEN IN THIRD COUNTRIES. I REALISE THAT THERE HAS BEEN A DISAPPOINTMENT THAT WE WERE NOT ABLE TO OBTAIN TRANSMISSIBILITY OF BRITISH NATIONAL STATUS BY DESCENT AFTER THE FIRST OF JULY 1997. WE FOUGHT VERY HARD TO RETAIN THIS BENEFIT WHICH IS, OF COURSE, ONE CURRENTLY ENJOYED BY BRITISH DEPENDENT TERRITORIES CITIZENS. BUT THE CHINESE GOVERNMENT WERE NOT PREPARED TO AGREE THAT ANYONE BORN AFTER 1997 SHOULD ACQUIRE BRITISH NATIONALITY BY VIRTUE OF A CONNECTION WITH HONG KONG.

DESPITE THE FIERCE STATEMENTS WHICH WERE MADE WHEN THIS MATTER WAS DEBATED IN ANOTHER PLACE, THERE MAY BE SOME CONTINUING MISAPPREHENSION ABOUT THE POSSIBILITY THAT PEOPLE WHO ARE NOW BRITISH NATIONALS COULD BE MADE STATELESS BY THESE ARRANGEMENTS. I AM GLAD TO TAKE THIS OPPORTUNITY TO REASSURE NOBLE LORDS THAT THIS WILL NOT HAPPEN. WE INTEND FULLY TO COMPLY WITH OUR OBLIGATIONS UNDER THE 1961 CONVENTION OF THE REDUCTION OF STATELESSNESS. THEREFORE, THE DRAFT LEGISLATION WHICH THE GOVERNMENT WILL IN DUE COURSE BRING BEFORE THE HOUSE WILL INCLUDE PROVISION WHICH WILL ENABLE US TO ENSURE THAT ANY BRITISH NATIONAL IN HONG KONG, WHO WOULD OTHERWISE BECOME STATELESS AS A RESULT OF THESE ARRANGEMENTS, WILL RETAIN A FORM OF BRITISH NATIONALITY. IT WILL ALSO ENABLE PROVISION TO BE MADE FOR ANY CHILDREN OF EX-BRITISH DEPENDENT TERRITORIES CITIZENS WHO WOULD OTHERWISE BE BORN STATELESS TO ACQUIRE BRITISH NATIONALITY. THOSE EX-BRITISH DEPENDENT TERRITORIES CITIZENS WHOM THE CHINESE GOVERNMENT DO NOT REGARD AS THEIR OWN NATIONALS, AND WHO HAVE NO OTHER NATIONALITY, WILL NOT BE LEFT STATELESS. AND NEITHER WILL THEIR CHILDREN.

CONCERN HAS ALSO BEEN EXPRESSED ON THE COMMITMENT OF THE CHINESE GOVERNMENT TO THE IMPLEMENTATION OF THE AGREEMENT. WHILE NO ABSOLUTE GUARANTEES CAN BE GIVEN ABOUT THE FUTURE, THERE IS NO REASON TO DOUBT THAT THE CHINESE GOVERNMENT WILL FULFIL THEIR OBLIGATIONS UNDER THIS AGREEMENT. THE CHINESE GOVERNMENT FREELY ENTERED INTO THE AGREEMENT AND THEY ARE JUSTIFIABLY PROUD OF THEIR GOOD RECORD IN OBSERVING INTERNATIONAL AGREEMENTS. THE CHINESE FOREIGN MINISTER HAS PUBLICLY RECOGNISED THAT THIS IS A LEGALLY BINDING AGREEMENT. MOREOVER, BOTH ECONOMIC INTEREST AND THE COURSE OF CHINESE REUNIFICATION WILL BE SERVED BY ADHERENCE TO THE AGREEMENT. TO MY MIND, THESE ADD UP TO VERY STRONG INCENTIVES TO OBSERVANCE OF ITS LETTER AND ITS SPIRIT.

THE AGREEMENT IS THE PRODUCT OF LONG AND SOMETIMES DIFFICULT NEGOTIATIONS. NEGOTIATIONS, BY DEFINITION, REQUIRE GIVE AND TAKE. THE AGREEMENT GOES A LONG WAY, BUT IT DOES NOT AND CANNOT PROVIDE ANSWERS TO ALL QUESTIONS TO WHICH IT WILL BE NECESSARY TO PROVIDE ANSWERS OVER THE NEXT 63 YEARS. I RECOGNISE THAT IT WILL BE NECESSARY TO ELABORATE FURTHER ON SOME OF THE GENERAL PRINCIPLES SET OUT IN THIS AGREEMENT. ONE SUCH AREA IS OF CONSTITUTIONAL ARRANGEMENTS AND GOVERNMENT STRUCTURE OF THE FUTURE SPECIAL ADMINISTRATIVE REGION. THE AGREEMENT PROVIDES AN EXCELLENT FRAMEWORK TO WHICH THE DETAILS WILL HAVE TO BE ADDED.

IN THIS CONNECTION I KNOW THAT MANY NOBLE LORDS WILL HAVE READ WITH INTEREST THE WHITE PAPER ON CONSTITUTIONAL DEVELOPMENT WHICH HAS BEEN PUBLISHED BY THE HONG KONG GOVERNMENT. THIS PROVIDES FOR SUBSTANTIAL DEVELOPMENTS TOWARDS REPRESENTATIVE INSTITUTIONS IN THE 1985 ELECTION AND THE PROSPECT OF FURTHER DEVELOPMENT IN THIS DIRECTION AFTER A REVIEW IN 1987. THAT REVIEW WILL ALSO CONSIDER THE QUESTION OF DIRECT ELECTIONS. THE HONG KONG GOVERNMENT PROPOSALS TAKE INTO ACCOUNT THE GENERAL DESIRE, EXPRESSED THROUGH THE CONSULTATIVE PROCESS, FOR THE PROPOSALS TO AVOID ANY SUDDEN AND DRAMATIC CHANGES WHICH COULD PROVE UNSETTLING TO THE TERRITORY. THE SUCCESS OF THE AGREEMENT WILL DEPEND NOT ONLY ON THE GOVERNMENTS OF CHINA AND THE UNITED KINGDOM BUT, IN A LARGE PART, ON THE PEOPLE OF HONG KONG AND THEIR WILLINGNESS TO MAKE IT WORK. I AM CONFIDENT THAT THEY WILL RISE TO THIS CHALLENGE AND THAT THEY WILL MAKE THE TERRITORY EVEN MORE SUCCESSFUL THAN IT IS TODAY. WE, FOR OUR PART, WILL REMAIN UTTERLY COMMITTED TO HONG KONG UP TO 1997 AS THE ADMINISTERING POWER. THEREAFTER, I AM SURE THAT HONG KONG AND BRITAIN WILL REMAIN CLOSELY CONNECTED THROUGH A COMPLEX OF ECONOMIC, CULTURAL AND PERSONAL TIES AS THE GOVERNMENT PROVIDES.

MY LORDS, THE PRIME MINISTER AND THE FOREIGN AND COMMONWEALTH SECRETARY PLAN TO TRAVEL TO PEKING LATER THIS MONTH FOR THE SIGNATURE OF THE AGREEMENT. THEY WILL ALSO VISIT HONG KONG. FOLLOWING SIGNATURE, THE GOVERNMENT WILL BRING FORWARD LEGISLATION EARLY IN 1985 TO PROVIDE FOR THE TERMINATION OF SOVEREIGNTY IN 1997 AND TO PROVIDE POWERS TO MAKE OTHER NECESSARY CHANGES TO THE LAW IN CONNECTION WITH THIS.

MY LORDS, I LOOK FORWARD TO HEARING YOUR LORDSHIPS' VIEWS ON THIS AGREEMENT. FOR THEIR PART THE GOVERNMENT REGARD IT AS A VERY SATISFACTORY OUTCOME OF THE NEGOTIATIONS. WE BELIEVE THAT IT PROVIDES A SOUND BASIS ON WHICH A STABLE AND PROSPEROUS HONG KONG CAN CONTINUE INTO THE NEXT CENTURY. I WARMLY COMMEND IT TO THE HOUSE.

HK GROUP MEETS JAPAN PREMIER

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THE GOVERNOR, SIR EDWARD YOUDE, AND A TOP LEVEL HONG KONG ECONOMIC MISSION LED BY SIR S.Y. CHUNG, CHAIRMAN OF THE HONG KONG-JAPAN BUSINESS CO-OPERATION COMMITTEE, WERE TODAY RECEIVED IN TOKYO BY THE PRIME MINISTER OF JAPAN, MR YASUHIRO NAKASONE.

THE COURTESY CALL AT THE PREMIER'S RESIDENCE WAS THE HIGHLIGHT OF A FULL PROGRAMME OF MEETINGS WITH TOP GOVERNMENT, POLITICAL AND INDUSTRY LEADERS ON THE FIRST FULL DAY OF A FOUR-DAY MISSION TO THE JAPANESE CAPITAL.

THE PRIME MINISTER EXPRESSED GREAT INTEREST IN THE SINO-BRITISH JOINT DECLARATION AND STRESSED THE IMPORTANCE OF STABILITY AND PROSPERITY, NOT ONLY TO HONG KONG ITSELF BUT TO THE ASIAN-PACIFIC REGION AS A WHOLE.

HE ADDED THAT THE REGION WAS THE MOST RAPIDLY DEVELOPING AREA OF THE WORLD AND EMPHASISED THE IMPORTANCE OF HONG KONG AS A CATALYST FOR REGIONAL ECONOMIC CO-OPERATION.

THE HONG KONG DELEGATION ALSO RECEIVED ASSURANCES OF JAPAN'S WILLINGNESS TO OPEN ITS MARKET TO HONG KONG EXPORTS.

AT A MEETING WITH MR MASUMI ESAKI, CHAIRMAN OF THE RULING LIBERAL DEMOCRATIC PARTY'S INFLUENTIAL SPECIAL COMMITTEE FOR INTERNATIONAL ECONOMIC MEASURES, THE HONG KONG MISSION WAS TOLD OF THE GOVERNMENT'S INTENTION OF EXPEDITING MARKET OPENING MEASURES IN A NUMBER OF AREAS.

THE MISSION'S MEETING WITH MR ESAKI, WHO ALSO HOSTED A LUNCHEON FOR THE DELEGATION, WAS SEEN AS HIGHLY ENCOURAGING FOR HONG KONG'S TRADE PROSPECTS IN JAPAN.

THE MISSION'S PROGRAMME FOR TODAY ALSO INCLUDED VISITS TO THE MAJOR JAPANESE MINISTRIES RESPONSIBLE FOR ECONOMIC AND TRADE DEVELOPMENT, WHERE SIR EDWARD AND THE HONG KONG DELEGATES HELD TALKS WITH THE FINANCE MINISTER, MR NOBORU TAKESHITA, THE MINISTER OF INTERNATIONAL TRADE AND INDUSTRY, MR KEIJIRO MURATA, AND THE DIRECTOR GENERAL OF THE ECONOMIC PLANNING AGENCY, MR IPPEI KANEKO.

SIR EDWARD AND THE HONG KONG TEAM TOOK ADVANTAGE OF THESE MEETINGS TO EXPLAIN THE DETAILS OF THE SINO-BRITISH AGREEMENT TO THE JAPANESE SIDE, AS WELL AS DISCUSSING A WIDE RANGE OF BILATERAL TRADE AND ECONOMIC ISSUES.

THE DELEGATES EMPHASISED THE MUTUAL BENEFITS TO BE GAINED THROUGH EXPANDING BUSINESS COOPERATION AND THE OPPORTUNITIES WHICH HONG KONG PROVIDES JAPANESE BUSINESS INVESTORS, PARTICULARLY AS A BASE FOR HIGH TECHNOLOGY INDUSTRY.

TODAY'S PROGRAMME ENDED WITH A RECEPTION AND DINNER IN HONOUR OF THE GOVERNOR AND THE MISSION HOSTED BY THE BRITISH AMBASSADOR TO JAPAN, SIR SYDNEY GIFFARD.

THE HIGH LEVEL GROUP CONTINUES ITS PROGRAMME TOMORROW WITH A SPECIAL JOINT MEETING OF THE HONG KONG/JAPAN AND JAPAN/HONG KONG BUSINESS COOPERATION COMMITTEES AT KEIDANREN, WHERE SIR EDWARD WILL DELIVER A KEYNOTE ADDRESS ON +HONG KONG: PRESENT REALITIES AND FUTURE PROSPECTS+ TO AN AUDIENCE OF INFLUENTIAL JAPANESE BUSINESS LEADERS. THE DELEGATES WILL ALSO TAKE PART IN THE OPENING OF THE TDC'S MAJOR PRODUCT PROMOTION IN TOKYO, +THE GREAT HONG KONG TOY EXPOSITION OF 1984+.

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EDUCATION SYSTEM TO BE MAINTAINED
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THE PRESENT EDUCATION SYSTEMS WOULD BE MAINTAINED AND INSTITUTIONS OF ALL KINDS, INCLUDING THOSE RUN BY RELIGIOUS AND COMMUNITY ORGANISATIONS WOULD RETAIN THEIR AUTONOMY, MR MORRIS MORGAN, EXECUTIVE DIRECTOR OF THE VOCATIONAL TRAINING COUNCIL, SAID TODAY.

HE TOLD THE GRADUATES OF THE KIANGSU-CHEKIANG COLLEGE AT ITS 25TH GRADUATION CEREMONY THAT THE GOVERNMENT OF HONG KONG SPECIAL ADMINISTRATIVE REGION WOULD DECIDE ITS OWN POLICIES IN THE FIELDS OF CULTURE, EDUCATION, SCIENCE AND TECHNOLOGY.

HE SAID HE BELIEVED THAT THE AGREEMENT TO BE SIGNED SOON IN BEIJING BETWEEN THE GOVERNMENTS OF CHINA AND THE UNITED KINGDOM, WOULD GIVE HONG KONG PEOPLE CONFIDENCE FOR THE FUTURE.

+LIKEWISE, IT IS IMPORTANT FOR YOUNG PEOPLE TO FACE THE FUTURE WITH CONFIDENCE AND TO LEARN TO COPE WITH CHANGES,+ SAID MR MORGAN.

HE SAID THEY HAD TO BE RESILIENT TO COPE WITH CHANGING TECHNOLOGY. HONG KONG NEEDED THE WEALTH-GENERATING EFFECT OF NEW TECHNOLOGY TO MAINTAIN EMPLOYMENT AND TO RAISE LIVING STANDARDS, HE SAID.

+IF HONG KONG DOES NOT ADOPT NEW TECHNOLOGIES AT LEAST AT THE RATE OF OUR TRADE COMPETITORS, THE EFFECTS WILL BE PROFOUND AND LONG LASTING,+ MR MORGAN ADDED.

TO BRING ABOUT CHANGES IN TECHNOLOGY, THERE MUST BE CHANGES IN DEMAND FOR SKILLS, WHICH MEANT EMPLOYERS AND INDIVIDUALS HAD TO UNDERSTAND THAT EDUCATION AND TRAINING WERE NOT CONCENTRATED INTO A FEW YEARS BEFORE WORKING LIFE BEGAN OR AT THE START OF IT, BUT WOULD NEED TO CONTINUE UNTIL RETIREMENT, MR MORGAN SAID.

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PEOPLE, GOVERNMENT LINK SPELLS SUCCESS
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ONE OF THE SECRETS OF THE SUCCESS OF HONG KONG IS THE SPECIAL CO-OPERATION BETWEEN PEOPLE WITH GOOD HEARTS AND GENEROSITY AND THE GOVERNMENT, SAID MRS JANE AKERS-JONES, WIFE OF THE SECRETARY FOR DISTRICT ADMINISTRATION.

SHE WAS SPEAKING TODAY AT THE OPENING OF THE PO LEUNG KUK 1983 BOARD OF DIRECTORS' COLLEGE ON TSING YI ISLAND.

+FROM THIS SCHOOL, I AM SURE, WILL GRADUATE WELL-EDUCATED, WELL-BALANCED CITIZENS OF THE FUTURE HONG KONG,+ MRS AKERS-JONES SAID.

+AND I HOPE THAT THEY WILL DISCOVER AND LEARN THAT ONE OF THE SECRETS OF THE SUCCESS OF HONG KONG IS THE SPECIAL CO-OPERATION BETWEEN PEOPLE WITH GOOD HEARTS AND GENEROSITY AND THE GOVERNMENT, WHICH TOGETHER CAN ACCOMPLISH MUCH,+ SHE ADDED.

+THIS IS ALSO WELL ILLUSTRATED IN THE ACHIEVEMENTS OF THE PO LEUNG KUK AND THIS FINE NEW COLLEGE,+ SHE SAID.

MRS AKERS-JONES SAID THE NEW COLLEGE MARKED ANOTHER SIGNIFICANT CONTRIBUTION TO THE COMMUNITY BY THE PO LEUNG KUK IN EDUCATION.

IT WAS THE SIXTH SECONDARY COLLEGE FOUNDED BY THE KUK. THERE WERE ALSO 16 PRIMARY SCHOOLS, FOUR KINDERGARTENS, TWO CHILDREN'S TRAINING CENTRES AND A SPECIAL SCHOOL FOR MENTALLY RETARDED CHILDREN, AND MANY OTHER PROJECTS.

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NT GAS SUPPLY PROJECT WELCOMED
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A MAJOR PROJECT TO EXTEND GAS SUPPLIES TO TOWNSHIPS IN THE NEW TERRITORIES WAS WELCOMED TODAY BY THE SECRETARY FOR DISTRICT ADMINISTRATION, MR DAVID AKERS-JONES.

+THE PROVISION OF A RELIABLE GAS SUPPLY IS AN IMPORTANT ELEMENT IN THE ESSENTIAL INFRASTRUCTURE NEEDED FOR THE DEVELOPMENT OF NEW TOWNS,+ HE SAID.

MR AKERS-JONES WAS SPEAKING AT A CEREMONY TO MARK THE COMMISSIONING OF THE HONG KONG AND CHINA GAS COMPANY'S PIPELINE THROUGH BEACON HILL.

+I WELCOME THE FAR-SIGHTED DECISION OF THE COMPANY TO IMPROVE FURTHER THE SUPPLY OF TOWN GAS TO THE NEW TOWNS,+ HE SAID.

/+THE COMMISSIONING

+THE COMMISSIONING OF THIS PIPELINE IS BUT ONE STAGE IN AN AMBITIOUS UNDERTAKING TO EXTEND THE GAS SUPPLY TO TOWNSHIPS IN THE NEW TERRITORIES, BY MEANS OF A PIPELINE FROM KOWLOON TO TUEN MUN, VIA SHA TIN, TAI PO, FANLING, SHEUNG SHUI AND YUEN LONG, AND TO BUILD A NEW GAS PLANT AT TAI PO,+ HE ADDED.

MR AKERS-JONES SAID THE HONG KONG AND CHINA GAS COMPANY WAS THE FIRST PUBLIC UTILITY COMPANY TO BE ESTABLISHED IN HONG KONG IN 1862.

+IT IS INDEED ENCOURAGING FOR THE FUTURE THAT THEY HAVE HAD THE CONFIDENCE TO EMBARK ON SUCH A MAJOR INVESTMENT AND LONG TERM PROGRAMME,+ HE SAID.

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ONE ID CARD TO A PERSON ONLY
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RESIDENTS WERE WARNED TODAY BY THE IMMIGRATION DEPARTMENT THAT THEY MUST NOT POSSESS MORE THAN ONE HONG KONG IDENTITY CARD.

+IT IS AN OFFENCE UNDER THE REGISTRATION OF PERSONS REGULATIONS FOR A PERSON TO APPLY FOR, OBTAIN OR HAVE POSSESSION OF MORE THAN ONE HONG KONG IDENTITY CARD,+ A SPOKESMAN FOR THE IMMIGRATION DEPARTMENT SAID.

THE MAXIMUM PENALTY FOR THE OFFENCE, HE POINTED OUT, IS A FINE OF \$20 000 AND IMPRISONMENT FOR TWO YEARS.

THREE PERSONS HAD BEEN FINED BY THE COURTS FOR THE OFFENCE LAST MONTH.

THEY HAD BEEN FOUND TO BE IN POSSESSION OF IDENTITY CARDS WHICH THEY HAD EARLY REPORTED LOST. HOWEVER, AFTER RECEIVING REPLACEMENT CARDS, THEY HAD NOT REPORTED THE RECOVERY OF THEIR LOST CARDS. INSTEAD THEY HAD RETAINED THOSE CARDS AND USED THEM ALTERNATIVELY WITH THEIR REPLACEMENT CARDS FOR CONVENIENCE, THE SPOKESMAN SAID.

THE OFFENCES WERE DETECTED THROUGH COMPUTER CHECKS, WHICH THE IMMIGRATION DEPARTMENT HAS BEEN STEPPING UP.

+ANYONE WHO PRESENTS AN IDENTITY CARD WHICH HAD PREVIOUSLY BEEN REPORTED LOST IS LIKELY TO BE EXPOSED,+ HE SAID.

WHENEVER A LOST IDENTITY CARD IS RECOVERED BY THE HOLDER, IT MUST BE RETURNED TO THE REGISTRATION OF PERSONS OFFICE IMMEDIATELY, THE SPOKESMAN SAID.

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MONDAY, DECEMBER 10, 1984

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INQUIRY ORDERED INTO FIRE ON LIGHTERS

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THE DIRECTOR OF MARINE, MR CHAN YUE-YAN, HAS ORDERED A LOCAL MARINE INQUIRY INTO A FIRE AND EXPLOSION WHICH OCCURRED LAST WEDNESDAY (DECEMBER 5) IN THE WESTERN DANGEROUS GOODS ANCHORAGE.

A MARINE DEPARTMENT SPOKESMAN SAID TODAY (MONDAY) THAT THE ORDER HAD BEEN MADE IN ACCORDANCE WITH THE POWERS GRANTED UNDER SECTION 59 OF THE SHIPPING AND PORT CONTROL ORDINANCE (CAP. 313).

THE SEVERE FIRE, WHICH INVOLVED SEVEN DUMB STEEL AND LOCALLY LICENSED LIGHTERS, RESULTED IN LOSS OF LIFE AND SERIOUS INJURY.

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NEED SEEN FOR SIMPLER TALL BUILDING LAW

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CONSIDERATION WAS CURRENTLY BEING GIVEN TO THE REVISION OF LEGISLATION CONTROLLING THE DESIGN OF TALL BUILDINGS IN HONG KONG, WITH EMPHASIS ON THE FUNDAMENTALS OF PUBLIC SAFETY, THE SECRETARY FOR LANDS AND WORKS, MR NICKY CHAN, SAID TODAY (MONDAY).

IT HAD BEEN RECOGNISED THAT THE BUILDING REGULATIONS HAD TO BE SIMPLIFIED AND MADE MORE READILY USABLE BY PRACTITIONERS BY REMOVING THE EXISTING DETAILED TECHNICAL REQUIREMENTS, HE SAID.

MR CHAN WAS SPEAKING AT THE OPENING OF THE THIRD INTERNATIONAL CONFERENCE ON TALL BUILDINGS.

CODES OF PRACTICE REFERRED TO IN THE REGULATIONS AS +DEEMED-TO-SATISFY DOCUMENTS+ WOULD BE ONE WAY TO SATISFY STATUTORY REQUIREMENTS, AND ANY DESIGN METHOD WHICH COULD BE SHOWN TO ACHIEVE STRUCTURAL INTEGRITY WOULD ALSO BE CONSIDERED, HE SAID.

+THE CONSTRUCTION OF TALL BUILDINGS HAS LONG BEEN THE SOLUTION TO COPE WITH THE INCREASING DEMAND FOR MORE SPACE FROM AN EVER GROWING URBAN POPULATION,+ HE SAID.

+THIS HAS BEEN PARTICULARLY NOTICEABLE IN RECENT YEARS IN THE URBAN SCENE IN HONG KONG. DUE TO THE SCARCITY OF LAND, ECONOMIC PRESSURES HAVE MADE IT NECESSARY TO OBTAIN MAXIMUM DEVELOPMENT ON OUR BUILDING SITES BY EMPLOYING THE MOST EFFICIENT BUILDING FORM.

+ALTHOUGH TALL BUILDINGS HAVE BEEN CRITICISED AS BEING SOCIALLY UNDESIRABLE AS FAMILY DWELLINGS, ECONOMIC CONSTRAINTS WITHIN CITIES OFTEN MAKE SUCH LIVING UNAVOIDABLE.

/+THE IMPACT

+THE IMPACT OF HIGHRISE LIVING VARIES FROM COUNTRY TO COUNTRY. WE HAVE LEARNT OF THE SOCIAL PROBLEMS EXPERIENCED BY SOME PEOPLE IN THE U.K. WHEN HOUSED IN TALL BUILDINGS, BUT IN HONG KONG THE MAJORITY OF THE POPULATION HAVE ADAPTED REASONABLY WELL TO HIGHRISE LIVING, AND EXHIBIT FEW OF THE PREJUDICES TOWARDS IT, SUCH AS THOSE FOUND IN THE U.K.,+ HE SAID.

MR CHAN ALSO SAID IT WAS ESSENTIAL THAT SERVICES COULD BE FULLY EXPOSED TO PERMIT ROUTINE SERVICING, INSPECTION AND REPAIR AND THAT ACCESS TO THEM BY MAINTENANCE PERSONNEL WAS AVAILABLE, AS FAR AS POSSIBLE, WITHOUT DISTURBING THE BUILDING'S OCCUPANTS.

DESIGNERS HAD TO SHOULDER GREATER RESPONSIBILITY TO PROVIDE SAFE-AND-EASY-TO-USE ACCESS TO EXTERNAL ELEVATIONS AND SERVICE DUCTS, BECAUSE THERE WAS A NATURAL TEMPTATION ON THE PART OF WORKERS TO IGNORE SAFETY MEASURES IN PREFERENCE TO EXPEDIENCE.

ACCESS ROUTES TO PERMIT REFUSE TO BE CLEARED QUICKLY AND WITH MINIMUM INCONVENIENCE AND NOISE HEADED THE LIST OF NEEDS FOR EFFICIENT BUILDING MANAGEMENT. THE PROVISION OF ADEQUATE ACCOMMODATION FOR STORAGE AND SERVICE STAFF SHOULD ALSO BE CONSIDERED.

+TOO OFTEN THIS ACCOMMODATION IS INADEQUATE RESULTING IN MATERIALS BEING STORED IN INAPPROPRIATE PLACES AND MAINTENANCE WORK, WHICH SHOULD BE DONE IN AN AREA WELL AWAY FROM THE NORMAL OCCUPANTS AND USERS OF THE BUILDING, BEING CARRIED OUT WHERE NOISE AND DIRT CAUSE ADVERSE ENVIRONMENTAL CONDITIONS,+ MR CHAN SAID.

AN IMPORTANT PROCESS WHICH MIGHT BE EASILY NEGLECTED WAS THE LIAISON BETWEEN THE DESIGNER AND THE FUTURE MAINTENANCE AUTHORITY.

MAINTENANCE WOULD BE QUICKER AND EASIER IF MAINTENANCE MANUALS WERE PROVIDED WITH COMPLETE SETS OF +AS-BUILT+ DRAWINGS NOT ONLY FOR THE BUILDING STRUCTURE BUT FOR ALL THE SERVICES, ALONG WITH DETAILS OF THE SUPPLIERS OF SPECIAL MATERIALS AND EQUIPMENT INSTALLED.

+EARLY CO-OPERATION BETWEEN THE DESIGNER AND THE MAINTENANCE STAFF WILL BE PROFITABLE IN TERMS OF FUTURE CONVENIENCE TO THE BUILDING USERS AND KEEPING DOWN THE COST OF MAINTENANCE AND MANAGEMENT,+ HE SAID.

FIRE PROTECTION SYSTEMS, BUILDING AUTOMATION SYSTEMS, LIFTS AND ESCALATORS WHICH WERE BECOMING INCREASINGLY COMPLEX, WERE INFLUENCING ACTUAL BUILDING FORMS, MR CHAN SAID.

THIS WAS PARTICULARLY SO WHEN THE DESIGNER WAS CONSIDERING THE THERMAL ENVIRONMENT FOR THE WORKING COMFORT OF THE OCCUPANTS.

APPRAISALS OF BUILDING SERVICES SYSTEMS, IN BOTH TECHNICAL AND ECONOMIC TERMS, AND THEIR PROPER CO-ORDINATION AND INTEGRATION INTO BUILDING STRUCTURE NOW DEMANDED EXPERIENCED ENGINEERING INPUT AS WELL AS SOPHISTICATED COMPUTER DESIGN AIDS.

+THE OPERATION AND MANAGEMENT OF THE BUILDING SERVICES SYSTEMS ARE NOW ENHANCED BY BUILDING AUTOMATION AND IT IS NOT UNCOMMON FOR SOPHISTICATED ELECTRONIC DATA PROCESSING AND CONTROL EQUIPMENT TO BE EMPLOYED,+ HE SAID.

+I WOULD EXPECT THIS TECHNOLOGY TO ADVANCE RAPIDLY AND FORTHCOMING GENERATIONS OF TALL BUILDINGS WILL, I AM SURE, INCLUDE MORE AND MORE AUTOMATION,+ HE SAID.

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HOME OWNERSHIP SCHEME - A PROVEN SUCCESS
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DEPUTY DIRECTOR OF HOUSING, MISS ELAINE CHUNG, SAID TODAY THAT A PUBLIC ENTERPRISE SYSTEM COULD WELL COMBINE THE MERITS OF BOTH PLANNING AND MARKETING.

+IT USED TO BE THOUGHT THAT MARKETING AND PLANNING ARE MUTUALLY EXCLUSIVE, BUT THE HOME OWNERSHIP SCHEME PROVES THAT A PLANNED, MARKET-ORIENTED PUBLIC ENTERPRISE SYSTEM CAN SUCCEED,+ MISS CHUNG SAID.

ADDRESSING A MEETING OF THE TSUEN WAN ROTARY CLUB, SHE SAID THE SUCCESS WAS CLEARLY REFLECTED BY THE FACT THAT ALL HOS SALES EXERCISES HAD SO FAR BEEN OVERSUBSCRIBED.

+THIS VERY SUCCESS ALSO ENSURES THE CONTINUITY OF THE HOME OWNERSHIP FUND AND THE DEVELOPMENT OF MORE HOS FLATS FOR OUR TARGET CLIENTS.+

USING THE SUCCESS OF HOS TO ILLUSTRATE THE CONCEPT OF A PLANNED, MARKET-ORIENTED PUBLIC ENTERPRISE SYSTEM, MISS CHUNG SAID THE STRATEGY IN PLANNING WAS TO IDENTIFY A SPECIFIC SEGMENT OF THE MARKET WHICH WOULD ENABLE A UNIQUE POSITIONING AND MARKET SHARE.

+IN THE CONTEXT OF HOS, PLANNING MEANS UTILISING RESOURCES TO DEVELOP A PROGRAMME TO PRODUCE A PRODUCT FOR A CERTAIN SEGMENT OF THE MARKET.

+THE QUANTITATIVE CONSIDERATIONS OF THE SCHEME, NAMELY THE SIZE OF THE PRODUCTION PROGRAMME, WERE BASED ON STANDARD ECONOMIC ANALYSES SUCH AS ESTIMATED SALES VOLUME, CASH FLOW AND PAYBACK.+

IN MARKETING, MISS CHUNG SAID THE STRATEGIES WERE TO IMPROVE THE PRODUCT TO PROVIDE A COMPETITIVE EDGE, OFFER A PRICE ADVANTAGE IN RETURN FOR RESALE RESTRICTIONS, ESTABLISH SPECIAL CHANNELS OF DISTRIBUTION, AND TO INCREASE MARKETING SUPPORT THROUGH SPECIAL PROMOTIONAL ACTIVITIES.

/+THE PRODUCT

+THE PRODUCT IS A RESULT OF RESEARCH, FOR INSTANCE FROM SURVEYS ON LIVING STYLES, AND EXPERIENCE OF OUR OWN AND THAT OF PRIVATE DEVELOPERS.

+THE HOUSING AUTHORITY ADOPTS LINE PROCESSES WITH STRINGENT QUALITY CONTROL WHICH PRODUCE A FAIRLY STANDARDISED PRODUCT AT A STEADY PACE TO A FINISHED GOODS INVENTORY KEPT AT THE LOWEST POSSIBLE LEVEL FOR THE SHORTEST PERIOD.

+THE AUTHORITY ALSO UNDERTAKES TO MANAGE THE FLATS PROFESSIONALLY FOR A CERTAIN PERIOD.+

ON PRICES, SHE SPOKE OF THE DEVELOPMENT WHICH LED TO A NEW PRICING POLICY INTRODUCED IN 1981 WHEREBY THE COST OF LAND FORMATION WAS INCLUDED BUT LAND PREMIUM WAS EXCLUDED FROM THE PRICE OF THE FLATS TO BE SOLD.

+UNDER THIS NEW ARRANGEMENT, HOS FLATS ARE PRICED ABOUT 20 TO 25 PER CENT BELOW THE MARKET VALUE OF COMPARABLE FLATS IN THE PRIVATE SECTOR.+

AS FOR PROMOTION, MISS CHUNG SAID THIS WAS ACHIEVED THROUGH SALES LITERATURE AND DIRECT MAIL, ADVERTISING, EXHIBITIONS AND TRADE SHOWS, VISITS TO SHOW-FLATS FOR PUBLIC HOUSING ESTATE TENANTS, AND PULBIC RELATIONS AND ENQUIRY SERVICE.

+EACH SALES CAMPAIGN IS UNIFIED BY A CENTRAL THEME WHICH IS THEN GIVEN BOTH 'HARD SELL' AND 'SOFT SELL' TREATMENT, AND THE GENERAL IMAGE OF HOS IS ALSO IMPORTANT AND CAREFULLY NURTURED.+

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DB TO LEARN ABOUT HOUSING PLANS
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ISLANDS DISTRICT BOARD MEMBERS WILL BE BRIEFED AT THEIR MEETING TOMORROW ON PLANS TO BUILD A RURAL PUBLIC HOUSING ESTATE IN MUI WO.

THEY WILL ALSO CONSIDER RECOMMENDATIONS BY A STANDING COMMITTEE CHAIRED BY THE SECRETARY FOR DISTRICT ADMINISTRATION, MR DAVID AKERS-JONES ON IMPROVING MULTI-STOREY BUIDLING MANAGEMENT.

THE PRINCIPAL ASSISTANT SECRETARY FOR TRANSPORT, MR W.J. CLANCY, WILL ALSO ATTEND THE MEETING TO BRIEF MEMBERS ON THE ELECTRONIC ROAD PRICING SCHEME.

OTHER ITEMS ON THE AGENDA INCLUDE THE ALLOCATION OF \$35 000 FOR A NUMBER OF RECREATIONAL AND SPORTS ACTIVITIES.

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SOUTH KOREA AND HONG KONG STRENGTHEN
CULTURAL AND YOUTH TIES
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THE SOUTH KOREAN YOUTH AND CULTURAL AUTHORITIES ARE WORKING OUT A PROGRAMME OF YOUTH AND CULTURAL EXCHANGES BETWEEN SOUTH KOREA AND HONG KONG FOLLOWING A VISIT THERE BY MR HILTON CHEONG-LEEN, CHAIRMAN OF THE URBAN COUNCIL.

+THE COUNCIL IS KEEN TO EXPAND HONG KONG'S TIES WITH ITS NEIGHBOURS IN THE FIELDS OF SPORTS AND CULTURE, AND AMONG YOUTH GENERALLY,+ SAID MR CHEONG-LEEN TODAY.

+WE HOPE THAT THESE FRESH CONTACTS WITH THE SOUTH KOREAN AUTHORITIES WILL BEAR FRUIT IN DUE COURSE, TO THE MUTUAL ADVANTAGE OF BOTH TERRITORIES.+

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STALLS OFFERED AT FIVE TUEN MUN MARKETS
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A TOTAL OF 47 STALLS AT THREE MARKETS AND TWO COOKED FOOD MARKETS IN TUEN MUN WILL BE PUT UP FOR AUCTION ON THURSDAY (DECEMBER 13), AT TAI HING COMMUNITY HALL, TAI HING ESTATE, TUEN MUN, STARTING 10 AM.

A SPOKESMAN FOR THE NEW TERRITORIES SERVICES DEPARTMENT SAID, OF THE STALLS, 18 ARE AT KWONG CHOI MARKET, FIVE AT YAN OI MARKET, FOUR AT SAN HUI MARKET, 15 AT TSING YEUNG COOKED FOOD MARKET, AND FIVE AT HUNG CHEUNG COOKED FOOD MARKET.

AT THE KWONG CHOI MARKET, 16 STALLS ARE FOR WET GOODS, ONE FOR FROZEN MEAT AND THE REMAINING ONE IS FOR ICE. THE UPSET MONTHLY RENTAL RANGES FROM \$300 TO \$800.

THREE OF THE FIVE STALLS AT YAN OI MARKET ARE FOR WET GOODS, ONE IS FOR DRY GOODS, AND THE OTHER FOR ICE. THE UPSET MONTHLY RENTAL RANGES FROM \$450 TO \$750.

AT SAN HUI MARKET, THREE VACANT STALLS ARE FOR WET GOODS AND ONE IS FOR ICE. THE UPSET MONTHLY RENTAL RANGES FROM \$1 100 TO \$1 400.

THERE ARE FIVE STALLS AT THE HUNG CHEUNG COOKED FOOD MARKET, AND THE UPSET MONTHLY RENTAL IS \$5 000 EACH.

THE UPSET MONTHLY RENTAL FOR 13 COOKED FOOD STALLS AND TWO FRUIT STALLS IN TSING YEUNG COOKED FOOD MARKET RANGES FROM \$1 200 TO \$6 250.

SUCCESSFUL BIDDERS MAY START BUSINESS ON JANUARY 1 NEXT YEAR ON A THREE-YEAR CONTRACT.

DETAILS OF THE AUCTION ARE AVAILABLE AT THE HAWKERS AND MARKETS SECTION OF TUEN MUN URBAN SERVICES OFFICE OR TELEPHONE 0-820800 EXT. 231 FOR FURTHER INFORMATION.

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MONDAY, DECEMBER 10, 1984

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MAINS LAYING TO IMPROVE WATER SUPPLY
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THE WATER SUPPLIES DEPARTMENT IS INVITING TENDERS FOR TWO MAINS LAYING CONTRACTS TO IMPROVE SUPPLIES TO A NUMBER OF AREAS.

THE FIRST CONTRACT INVOLVES THE LAYING OF ABOUT 2 400 METRES OF 900-MILLIMETRE DIAMETER MILD STEEL FRESH WATER TRUNK MAIN IN VICTORIA ROAD, WESTERN.

THIS FORMS PART OF A PROJECT TO INCREASE THE CAPACITY OF THE WATER SUPPLY SYSTEM TO POKFULAM, ABERDEEN, AP LEI CHAU AND LAMMA ISLAND.

WORK IS EXPECTED TO START IN FEBRUARY NEXT YEAR AND BE COMPLETED IN 16 MONTHS.

IN THE SECOND CONTRACT, ABOUT 800 METRES OF 1 000-MILLIMETRE DIAMETER FRESH WATER AND 700-MILLIMETRE DIAMETER FLUSHING WATER MAINS ARE TO BE LAID IN KAM SHAN ROAD IN TAI PO.

THE MAINS, PARTLY OF DUCTILE IRON AND PARTLY OF MILD STEEL CONSTRUCTION, FORM PART OF THE PROJECT TO INCREASE THE CAPACITY OF EXISTING FRESH WATER SUPPLY SYSTEM AND TO IMPLEMENT A NEW FLUSHING WATER SYSTEM TO MEET THE DEMAND OF THE EXPANDING NEW TOWN.

WORK ON THIS PROJECT IS EXPECTED TO START NEXT MONTH AND TAKE ABOUT A YEAR TO COMPLETE.

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WATER FIGURES
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STORAGE IN HONG KONG'S RESERVOIRS AT 9 AM TODAY (MONDAY) STOOD AT 75.9 PER CENT OF CAPACITY OR 444.673 MILLION CUBIC METRES.

THIS TIME LAST YEAR THE RESERVOIRS CONTAINED 546.091 MILLION CUBIC METRES OF WATER, REPRESENTING 93.2 PER CENT OF CAPACITY.

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MONDAY, DECEMBER 10, 1984

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EARLY MORNING ROAD WORKS
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THE ACCESS ROAD CONNECTING EASTBOUND GLOUCESTER ROAD WITH THE UP RAMP LEADING TO SOUTHBOUND CANAL ROAD FLYOVER WILL BE CLOSED TO TRAFFIC BETWEEN 0.30 AM AND 6 AM DAILY, FROM DECEMBER 13 TO DECEMBER 18, TO ALLOW ROAD RESURFACING WORK TO BE CARRIED OUT.

DURING THE CLOSURE, TRAFFIC WILL BE DIVERTED VIA VICTORIA PARK ROAD FLYOVER, INNER GLOUCESTER ROAD, WESTBOUND GLOUCESTER ROAD AND CANAL ROAD FLYOVER.

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