



DAILY INFORMATION BULLETIN

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NEW PORT AND AIRPORT FACILITIES VITAL TO HK: GOVERNOR

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THE GOVERNMENT HAS BEEN WORKING FOR SOME TIME NOW ON HOW THE SCHEMES ON THE NEW AIRPORT AND PORT EXPANSION CAN BEST BE PHASED SO THAT THEY ARE AS EFFICIENT AND COST-EFFECTIVE AS POSSIBLE, THE GOVERNOR, SIR DAVID WILSON SAID TODAY (THURSDAY) IN A SPEECH TO THE OPENING OF THE INTERNATIONAL SHIPPERS CONFERENCE.

THE SPEECH WAS DELIVERED ON HIS BEHALF BY THE FINANCIAL SECRETARY, SIR PIERS JACOBS.

SIR DAVID SAID THAT IN ADDITION TO WORKING OUT CAREFULLY WHAT SORT OF PHASING BEST MET HONG KONG'S NEEDS AND FINANCIAL RESOURCES, THE GOVERNMENT WAS VERY CONSCIOUS OF THE IMPORTANCE OF GETTING ON WITH THESE PROJECTS AS QUICKLY AS POSSIBLE.

"HONG KONG NEEDS THESE NEW FACILITIES TO DEVELOP ITS ROLE AS A LEADING TRADING, TRANSPORT AND SERVICES CENTRE FOR THE REGION; AND TO CONTINUE TO BE AN ATTRACTIVE ENVIRONMENT FOR TRADERS AND INTERNATIONAL SHIPPERS LIKE YOURSELVES," HE SAID.

SIR DAVID SAID PEOPLE IN HONG KONG WERE UNDERSTANDABLY PROUD OF THEIR ACHIEVEMENTS BUT THEY WERE NOT COMPLACENT.

"WE HAVE OUR OWN EXPERIENCE; BUT WE HAVE MUCH TO LEARN.

"THAT IS WHY WE VALUE SO MUCH THE EXCHANGE OF IDEAS THAT INTERNATIONAL CONFERENCES LIKE THIS PROVIDE," HE SAID.

ONE LESSON HONG KONG HAD LEARNED WHICH COULD BE PASSED ON TO OTHERS WAS THAT A KEY TO HONG KONG'S SUCCESS HAD BEEN ITS OPENNESS TO TRADE - SOMETHING WHICH SHIPPERS AND TRADERS COULD PARTICULARLY APPRECIATE, SIR DAVID SAID.

"OUR OWN EXPERIENCE IS THAT TWO-WAY TRADE, UNIMPEDED BY TARIFFS OR OTHER FORMS OF PROTECTION, IS A TREMENDOUS SPUR TO ECONOMIC GROWTH.

"SO WE WATCH WITH SOME ANXIETY TO SEE WHETHER THE WORLD CAN RESOLVE THE CURRENT DIFFICULTIES IN THE GATT TALKS DESPITE UNDERSTANDABLE PREOCCUPATION WITH THE CONFLICT IN THE MIDDLE EAST," HE SAID.

THE GOVERNOR SAID HONG KONG HAD ALSO LEARNT THE IMPORTANCE OF FACILITATING TRADE - NOT THROUGH GOVERNMENT SUBSIDY, BUT BY PROVIDING A WELL-RUN PORT, THE MINIMUM DOCUMENTATION CONSISTENT WITH MEETING OUR INTERNATIONAL OBLIGATIONS, AND A COMPETITIVE BUSINESS ENVIRONMENT.

"THIS POLICY HAS BEEN A SUCCESSFUL ONE. THE VALUE OF HONG KONG'S TRADE HAS GROWN FIVE FOLD IN THE PAST 10 YEARS.

"AND ACCORDING TO THE LATEST AVAILABLE STATISTICS, THE TOTAL VALUE OF HONG KONG'S TRADE PLACES IT IN 11TH PLACE AMONG THE WORLD'S TRADING ENTITIES," HE SAID.

/SIR DAVID

SIR DAVID POINTED OUT THAT SUCCESS HAD BROUGHT ITS OWN PROBLEMS AND CHALLENGES.

"OVER THE LAST SIX YEARS GOODS HANDLED BY HONG KONG'S AIR CARGO TERMINAL HAVE GROWN BY NEARLY 100 PER CENT. IT IS NOW THE WORLD'S FOURTH BUSIEST INTERNATIONAL TERMINAL.

"GOODS PASSING THROUGH THE CONTAINER PORT HAVE ALSO GROWN BY ABOUT 100 PER CENT OVER THE LAST SIX YEARS. IT IS NOW AMONG THE WORLD'S TWO BUSIEST," HE SAID.

TO ALLOW FOR THE FUTURE EXPANSION OF TRADE, SIR DAVID SAID HONG KONG HAD HAD TO START PLANNING IN EARNEST FOR THE CONSTRUCTION OF A NEW AIRPORT AND FOR A MAJOR EXPANSION OF ITS PORT.

"THESE PLANS ARE AMBITIOUS. THEY HAVE TO BE GIVEN THE CONSTRAINTS OF GEOGRAPHY IN THIS TINY TERRITORY. BUT THEY ARE ALSO ESSENTIAL IF HONG KONG IS TO HAVE THE OPPORTUNITY TO GO ON GROWING AND PROSPERING," HE SAID.

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PORT OF HK TO MEET CHALLENGES WELL INTO NEXT CENTURY

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HONG KONG IS A WORLD-CLASS PORT PROVIDING THE BEST SERVICE WITH FIRST-CLASS FACILITIES AND IS DETERMINED TO MEET NOT ONLY THE CHALLENGES OF THE 1990'S BUT INDEED WELL INTO THE NEXT CENTURY, THE DIRECTOR OF MARINE, MR MICHAEL C.C. SZE, SAID TODAY (THURSDAY).

HE WAS ADDRESSING THE INTERNATIONAL SHIPPERS' CONFERENCE ON THE SUBJECT "PORT OF HONG KONG: MEETING THE CHALLENGES OF THE 1990'S".

MR SZE SAID ALTHOUGH THE PORT AND AIRPORT DEVELOPMENT HAD BEEN CONSIDERED TOGETHER AND PRESENTED AS A PACKAGE; UNLIKE THE AIRPORT, PORT DEVELOPMENTS WERE INCREMENTAL.

"NEW FACILITIES, AS IS THE PRACTICE TO DATE, ARE ONLY DEVELOPED TO MEET NEW DEMAND AND BROUGHT ON STREAM WHEN THE DEMAND IS ACTUALLY THERE," HE SAID.

MR SZE OUTLINED THE KEY ELEMENTS OF PORT DEVELOPMENT IN THE PORT AND AIRPORT DEVELOPMENT STRATEGY WHICH WILL TAKE HONG KONG UP TO THE YEAR 2011:

NEW CONTAINER TERMINALS

- * NO. 8 AT STONECUTTERS ISLAND WILL HAVE A CAPACITY OF 1.5 MILLION TEU'S (20-FOOT EQUIVALENT UNITS). LAND DISPOSAL TO BE COMPLETED BEFORE NEXT MONTH AND FIRST BERTH AVAILABLE IN THE FIRST QUARTER OF 1993;

- * NO. 9 AT TSING YI ISLAND OPPOSITE THE PRESENT TERMINALS AT KWAI CHUNG WILL HAVE A CAPACITY OF 1.5 MILLION TEU'S AND FIRST BERTH AVAILABLE IN JULY 1995;
- * NO. 10 AND BEYOND WILL BE BUILT AT TSING CHAU TSAI PENINSULA ON NORTHEAST LANTAU ISLAND AFTER THE COMPLETION OF THE LANTAU FIXED CROSSING IN 1996.

MULTI-PURPOSE TERMINALS (MPT'S)

THE ACTUAL NEED FOR MPT'S AND THEIR SPECIFIC FUNCTIONS ARE BEING INVESTIGATED. HOWEVER GIVEN THE NON-AVAILABILITY OF LAND IN SUITABLE LOCATIONS IT IS UNLIKELY THAT THE FIRST MPT WILL BE COMMISSIONED BEFORE 1996.

RIVER TRADE TERMINAL (RTT)

THIS IS PLANNED FOR TUEN MUN. THE IDEA IS THAT RIVER TRADE VESSELS FROM THE PEARL RIVER DELTA WILL USE THE RTT AND THUS SAVE THE JOURNEY THROUGH THE MA WAN CHANNEL TO CARGO HANDLING AREAS AROUND THE MAIN HARBOUR. THIS WOULD RELIEVE CONGESTION IN THE MA WAN CHANNEL AND THE HARBOUR.

DEVELOPMENT OF WESTERN HARBOUR

THE CONTAINER TERMINALS PROPOSED FOR THE TSING CHAU TSAI PENINSULA WILL REQUIRE SHELTER FROM THE SWELL.

THIS CAN BE PROVIDED BY CONSTRUCTING A FIVE KILOMETRE BREAKWATER BETWEEN LAMMA ISLAND AND CHEUNG CHAU. THIS BREAKWATER WILL ALSO PROVIDE A REPLACEMENT AREA FOR ANCHORAGES LOST TO RECLAMATION IN THE MAIN HARBOUR.

THE DEVELOPMENT WOULD ALSO COMPLETE THE SHIFT OF THE CENTRE OF ACTIVITY OF THE PORT TO THE WEST WHERE THERE IS MORE SPACE. A NEW DREDGED CHANNEL WILL ALSO BE ESTABLISHED TO THE WEST OF LAMMA ISLAND TO SERVE THE NEW PORT FACILITIES ON THE TSING CHAU TSAI PENINSULA.

MR SZE SAID MANY OF THE NEW PORT FACILITIES WERE VERY MUCH IN THE FUTURE.

"INDEED THE TIME FRAME FOR A LOT OF THESE PROJECTS IS 1996 TO 2001 OR 2001 TO 2006.

"WHILST THE FUTURE SPECIAL ADMINISTRATIVE REGION WILL HAVE TO DECIDE FOR ITSELF WHETHER AND, IF SO, HOW TO PROCEED WITH MANY OF THESE PROJECTS, PLANNING FOR THEM MUST HOWEVER BE PUT IN HAND NOW," HE SAID.

THE MARINE DEPARTMENT WITH ITS RESPONSIBILITY OF ENSURING THAT HONG KONG MAINTAINED ITS POSITION AS ONE OF THE MOST IMPORTANT PORTS IN THIS PART OF THE WORLD WAS HEAVILY INVOLVED WITH THE PLANNING OF THESE DEVELOPMENTS, HE ADDED.

IMPORTANT FOR HK TO MAKE SIGNIFICANT GESTURE

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HONG KONG IS A PART OF THE INTERNATIONAL COMMUNITY AND THE IMPORTANT THING IS FOR HONG KONG TO MAKE A SIGNIFICANT GESTURE, THE FINANCIAL SECRETARY, SIR PIERS JACOBS SAID TODAY (THURSDAY) WHEN ASKED ABOUT THE PROPOSAL TO CONTRIBUTE TOWARDS THE RESOLUTION OF THE GULF CONFLICT.

SPEAKING TO MEMBERS OF THE MEDIA AFTER DELIVERING THE OPENING SPEECH AT THE INTERNATIONAL SHIPPERS CONFERENCE ON BEHALF OF THE GOVERNOR, SIR PIERS SAID FIGHTING THE GULF CONFLICT WAS OBVIOUSLY VERY EXPENSIVE AND \$230 MILLION IN THE CONTEXT OF THE TOTAL EXPENDITURE WAS NOT A VERY LARGE SUM OF MONEY.

"I THINK IT IS A RIGHT SUM OF MONEY FOR HONG KONG TO CONTRIBUTE. WE CANNOT GIVE MUCH MORE BECAUSE OTHERWISE IT WILL HAVE AN IMPACT ON OUR BUDGET. EQUALLY WELL, I THINK IT WOULD BE WRONG TO GIVE MUCH LESS," HE SAID.

"IF YOU LOWER THE FIGURE TOO MUCH IT COULD BECOME OBVIOUSLY OF LESS SIGNIFICANCE AND THERE IS A DANGER THAT IT MIGHT BECOME ALMOST DERISORY," HE ADDED.

ASKED HOW THE \$230 MILLION WAS ARRIVED AT, SIR PIERS SAID IT WAS A FIGURE THAT HAS BEEN SUGGESTED BY VARIOUS PEOPLE WE HAVE SPOKEN TO BOTH IN THE UNITED KINGDOM AND IN HONG KONG.

ASKED WHETHER HE WAS CONFIDENT THAT THE PROPOSAL WOULD BE PASSED AT THE FINANCE COMMITTEE, SIR PIERS SAID HE EXPECTED IT TO BE DEBATED QUITE THOROUGHLY TOMORROW (FRIDAY) AFTERNOON BECAUSE THERE WERE OBVIOUSLY A LOT OF DIFFERENT VIEWS.

"WE HAVE TO WAIT AND SEE WHAT HAPPENS BUT GENERALLY WE ARE CONFIDENT THAT IT WILL GO THROUGH."

"THE OPPONENTS TEND TO BE VERY VOCAL BUT I THINK WHEN IT IS PROPERLY DEBATED TOMORROW AFTERNOON PEOPLE WILL SEE THAT IT IS RIGHT FOR HONG KONG TO MAKE THIS CONTRIBUTION.

"WE ARE PART OF THE INTERNATIONAL COMMUNITY. IF YOU GO IN TO SEE THIS EXHIBITION (THE INTERNATIONAL SHIPPERS CONFERENCE), YOU WILL SEE HOW IMPORTANT A PART OF THE INTERNATIONAL COMMUNITY WE ARE," HE SAID.

ASKED IF HE EXPECTED A VERY HEATED DEBATE, SIR PIERS SAID: "WE ALWAYS GET HEATED DEBATES IN THE COUNCIL. IT'S A GOOD THING TOO."

WHEN ASKED ABOUT THE CRITICISM OF GOVERNMENT'S HIGH-HANDEDNESS IN RELATION TO THIS ISSUE, THE FINANCIAL SECRETARY POINTED OUT THAT IT WAS PART OF THE NORMAL GOVERNMENT PROCESS TO CONSULT THE EXECUTIVE COUNCIL ON A HOST OF DIFFERENT MATTERS.

"WHEN WE GET A VIEW FROM THE EXECUTIVE COUNCIL, WE THEN TAKE THE APPROPRIATE ACTION. THE APPROPRIATE ACTION ON THIS OCCASION IS TO TAKE A PAPER TO THE FINANCE COMMITTEE, WHICH IS WHAT WE ARE DOING. THERE IS NOTHING HIGH-HANDED ABOUT IT," HE SAID.

ON THE QUESTION OF LOBBYING SUPPORT, HE SAID: "WE HAVE SPOKEN TO A NUMBER OF PEOPLE TO SEE HOW THEY FEEL. BUT I THINK LOBBYING IS PERHAPS TOO STRONG A WORD."

INDEX OF INDUSTRIAL PRODUCTION FOR THIRD QUARTER 1990

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THE INDEX OF INDUSTRIAL PRODUCTION FOR THE THIRD QUARTER OF 1990, AT 132, WAS 2 POINTS OR 1.5 PER CENT LOWER THAN THAT FOR THE SAME PERIOD OF 1989, ACCORDING TO STATISTICS RELEASED TODAY (THURSDAY) BY THE CENSUS AND STATISTICS DEPARTMENT.

THIS COMPARED WITH THE YEAR-ON-YEAR DECLINE OF 3.7 PER CENT AND 1.6 PER CENT IN THE FIRST QUARTER AND THE SECOND QUARTER OF 1990 RESPECTIVELY. THE AVERAGE GROWTH RATE FOR 1989 OVER 1988 WAS 0.8 PER CENT.

COMPARED WITH THE SECOND QUARTER OF 1990, AND BEARING IN MIND THE POSSIBLE INFLUENCE OF SEASONAL FACTORS, THE INDEX SHOWED AN INCREASE OF 11 POINTS OR 9.1 PER CENT.

AMONG THE EIGHT BROAD INDUSTRY GROUPS, THREE RECORDED INCREASES IN PRODUCTION IN THE THIRD QUARTER OF 1990 OVER THE SAME QUARTER OF 1989. THEY WERE: FOOD, BEVERAGES AND TOBACCO (+9.3 PER CENT); PAPER PRODUCTS AND PRINTING (+3.6 PER CENT); AND ELECTRICAL AND ELECTRONIC PRODUCTS, PROFESSIONAL EQUIPMENT AND OPTICAL GOODS (+2.7 PER CENT).

ON THE OTHER HAND, THE REMAINING BROAD INDUSTRY GROUPS SHOWED DECREASES IN PRODUCTION IN THE THIRD QUARTER OF 1990 COMPARED WITH THE SAME QUARTER OF 1989, WITH THE LARGEST PERCENTAGE DECREASES RECORDED IN THE FOLLOWING GROUPS: BASIC METALS, FABRICATED METAL PRODUCTS AND NON-ELECTRICAL MACHINERY (-10.3 PER CENT); AND CHEMICALS, RUBBER, PLASTIC AND NON-METALLIC MINERAL PRODUCTS (-8.7 PER CENT).

COMPARING THE INDUSTRIAL PRODUCTION IN THE THIRD QUARTER OF 1990 WITH THAT IN THE PRECEDING QUARTER, BUT BEARING IN MIND THAT THIS COMPARISON IS MUCH AFFECTED BY SEASONAL FACTORS, MOST BROAD INDUSTRY GROUPS SHOWED INCREASES IN PRODUCTION.

THE LARGEST PERCENTAGE INCREASES IN PRODUCTION WERE RECORDED IN THE FOLLOWING BROAD INDUSTRY GROUPS: FOOD, BEVERAGES AND TOBACCO (+15.9 PER CENT); WEARING APPAREL, EXCEPT KNITWEAR AND FOOTWEAR (+14.3 PER CENT); TEXTILES (INCLUDING KNITTING) (+13.9 PER CENT); AND PAPER PRODUCTS AND PRINTING (+9.9 PER CENT).

RELEASING THESE FIGURES, A SPOKESMAN FOR THE CENSUS AND STATISTICS DEPARTMENT EXPLAINED THAT THE INDEX OF INDUSTRIAL PRODUCTION WAS PRIMARILY INTENDED TO REFLECT THE CHANGES OVER TIME OF LOCAL MANUFACTURING OUTPUT IN REAL TERMS.

IN OTHER WORDS, THE VOLUME OF LOCAL PRODUCTION WAS MEASURED AFTER DISCOUNTING THE EFFECT OF PRICE CHANGES.

MORE DETAILED INFORMATION COULD BE FOUND IN THE "REPORT ON THE QUARTERLY INDEX OF INDUSTRIAL PRODUCTION, THIRD QUARTER 1990", WHICH IS ON SALE AT \$3 A COPY AT THE GOVERNMENT PUBLICATIONS CENTRE, GROUND FLOOR, GPO BUILDING, 2 CONNAUGHT PLACE, CENTRAL OR AT THE CENSUS AND STATISTICS DEPARTMENT PUBLICATIONS SALES COUNTER, 19TH FLOOR, WANCHAI TOWER I, 12 HARBOUR ROAD, WAN CHAI. REGULAR SUBSCRIPTION MIGHT ALSO BE ARRANGED.

FURTHER ENQUIRIES ABOUT THE SURVEY MIGHT BE DIRECTED TO THE INDUSTRIAL RESEARCH SECTION OF THE CENSUS AND STATISTICS DEPARTMENT ON TEL. 839 3238.

Indexes of industrial production by broad industry group and selected industry group

(1986 = 100)

Broad industry group/ Selected industry group	Indexes for 3rd Qtr. 1990	Percentage change over	
		3rd Qtr. 1989	2nd Qtr. 1990
Food, beverages and tobacco	153	+9.3	+15.9
Wearing apparel, except knitwear and footwear	120	-0.8	+14.3
Textiles (including knitting)	131	-3.0	+13.9
Paper products and printing	200	+3.6	+9.9
Chemicals, rubber, plastic and non-metallic mineral products	95	-8.7	+6.7
- Plastic products	(81)	(-17.3)	(+5.2)
Basic metals, fabricated metal products and non-electrical machinery	130	-10.3	0.0
- Fabricated metal products, except machinery and equipment	(110)	(-15.4)	(-0.9)
Electrical and electronic products, professional equipment and optical goods	153	+2.7	+5.5
- Consumer electrical and electronic products	(137)	(+3.0)	(+3.8)
- Electrical & electronic parts, accessories and machinery	(167)	(-1.2)	(+1.8)
Miscellaneous manufacturing industries	114	-0.9	+4.6
ALL MANUFACTURING INDUSTRIES	132	-1.5	+9.1

Note : Before 1990, production indexes for 21 industry groups and "All manufacturing industries" were published. As from 1990, only the indexes for 8 broad industry groups and "All manufacturing industries" are published while those for the 21 industry groups, except 4 which carry larger weights and are major components of the respective broad industry groups, are not published. For easy reading, figures for the 4 selected industry groups are shown in brackets.

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1991 PROPERTY REVIEW PRELIMINARY FIGURES RELEASED

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THE PRELIMINARY FINDINGS OF THE PROPERTY REVIEW 1991 SHOW THAT SUPPLY IN 1990, IN ALL SECTORS EXCEPT COMMERCIAL, WAS SOME 20 TO 30 PER CENT DOWN ON 1989 LEVELS.

A SPOKSMAN FOR THE RATING AND VALUATION DEPARTMENT SAID TODAY (THURSDAY) THAT COMPARED WITH 1989, OVERALL TAKE-UP LEVELS IN 1990 IMPROVED IN ALL SECTORS, WITH THE EXCEPTION OF FLATTED FACTORIES WHERE TAKE UP DROPPED SIGNIFICANTLY.

VACANCY LEVELS AT THE YEAR END, IN OVERALL TERMS, REMAINED FAIRLY CONSTANT, AND GENERALLY AT RELATIVELY LOW LEVELS, WITH THE MOST NOTABLE CHANGES OCCURRING IN THE DOMESTIC CATEGORY, WHERE OVERALL VACANCY WAS DOWN TO 3.5 PER CENT OF STOCK, AND THE OFFICE CATEGORY WHERE VACANCY INCREASED FROM 5.3 PER CENT TO 6.1 PER CENT OF STOCK.

PRIVATE DOMESTIC - SMALL UNITS (LESS THAN 100 SQUARE METRES)

AROUND 27,400 UNITS WERE COMPLETED IN 1990, SOME 6,400 FEWER THAN IN 1989. TAKE-UP, AT JUST UNDER 30,000 UNITS, WAS 40 PER CENT HIGHER THAN IN 1989, RESULTING IN A DROP IN VACANCY, AT THE YEAR END, TO JUST 3.2 PER CENT OF STOCK.

SUPPLY IN 1991 IS FORECAST TO RISE BY ABOUT 11 PER CENT ON 1990 LEVELS TO 30,400 UNITS AND, IN 1992, IS EXPECTED TO RISE A FURTHER 14 PER CENT TO AROUND 34,700 UNITS.

PRIVATE DOMESTIC - LARGE UNITS (100 SQUARE METRES AND OVER)

SUPPLY OF LARGE DOMESTIC UNITS IN 1990 DROPPED FROM THE 2,700 BUILT IN 1989 TO 2,000. COUPLED WITH A TAKE-UP OF ONLY 1,050 UNITS, VACANCY IN THIS SUB-SECTOR INCREASED IN ABSOLUTE TERMS TO 3,600 UNITS OR 6.2 PER CENT OF STOCK.

SUPPLY IN 1991 AND 1992 IS FORECAST TO REMAIN FAIRLY CONSTANT, AT SIMILAR LEVELS TO 1990.

OFFICES

IN 1990, OVERALL SUPPLY AT 200,000 SQUARE METRES WAS SOMEWHAT LESS THAN FORECAST IN LAST YEAR'S REVIEW AND 25 PER CENT LESS THAN IN 1989. TAKE-UP, HOWEVER, WAS UP BY ABOUT 30 PER CENT, BUT, AFFECTED TO SOME EXTENT BY THE COMPLETION OF 65,000 SQUARE METRES OF GOVERNMENT OFFICES IN WAN CHAI TOWER II, WAS NOT ENOUGH TO ABSORB THE YEAR'S SUPPLY.

VACANCY AT THE YEAR END, AS A RESULT, ROSE BY ABOUT 18 PER CENT TO 308,000 SQUARE METRES OR 6.1 PER CENT OF STOCK, THE HIGHEST VACANCY RATE SINCE 1986.

SECTOR I FARED BEST WITH TAKE-UP AMOUNTING TO 56,000 SQUARE METRES, OUTPACING THE 50,000 SQUARE METRES SUPPLY. VACANCY WAS CONSEQUENTLY DOWN, TO 53,000 SQUARE METRES OR FIVE PER CENT OF STOCK.

IN SECTOR II, SUPPLY WAS, AT 14,000 SQUARE METRES, WELL DOWN ON THE PREVIOUS YEAR. HOWEVER, WITH A NET OF 12,000 SQUARE METRES RELINQUISHED, VACANCY IN THIS SECTOR ROSE FROM 55,000 SQUARE METRES AT THE END OF 1989 TO 78,000 SQUARE METRES AT THE END OF 1990, REPRESENTING AN INCREASE FROM 3.4 PER CENT TO 4.8 PER CENT OF STOCK.

SECTOR III SAW SUPPLY OF 136,000 SQUARE METRES, UP BY MORE THAN 20 PER CENT ON 1989 LEVELS. TAKE-UP WAS ALSO WELL UP FROM A NEGATIVE FIGURE IN 1989, TO A POSITIVE 91,000 SQUARE METRES IN 1990. HOWEVER IT STILL FELL FAR SHORT OF SUPPLY RESULTING IN A 20 PER CENT INCREASE IN VACANT SPACE, TO 7.4 PER CENT OF STOCK.

LOOKING AHEAD, THE TERRITORY-WIDE SUPPLY OF 558,000 SQUARE METRES FORECAST FOR 1991 WILL BE VERY SIGNIFICANTLY UP ON THAT FOR 1990. IN 1992 IT IS LIKELY TO BE EVEN LARGER AT 735,000 SQUARE METRES. SECTOR III WILL ACCOUNT FOR MORE THAN 65 PER CENT OF THE TOTAL SUPPLY FORECAST FOR 1991 AND 1992. EARLY INDICATIONS ARE THAT SUBSTANTIAL SUPPLY IS ALSO EXPECTED IN 1993, (APPROXIMATELY 500,000 SQUARE METRES), 80 PER CENT OF WHICH WILL AGAIN BE IN SECTOR III.

COMMERCIAL

THE SUPPLY IN 1990 OF 239,000 SQUARE METRES OF COMMERCIAL SPACE WAS HIGHER THAN EXPECTED AND SOME 20 PER CENT UP ON 1989 LEVELS. TAKE-UP WAS SIGNIFICANTLY UP, AT 194,000 SQUARE METRES, RESULTING IN A SLIGHT DROP IN VACANCY AT THE END OF 1990 TO 382,000 SQUARE METRES OR 5.2 PER CENT OF STOCK.

SUPPLY IN 1991 IS EXPECTED TO BE DOWN SLIGHTLY ON 1990 BUT IN 1992, A SUBSTANTIAL 426,000 SQUARE METRES IS EXPECTED TO COME ON STREAM, WELL DISTRIBUTED THROUGHOUT THE TERRITORY.

FLATTED FACTORIES

THE 586,000 SQUARE METRES SUPPLY OF FLATTED FACTORY SPACE IN 1990 WAS WELL DOWN ON THE 864,000 SQUARE METRES SUPPLY IN 1989. HOWEVER TAKE-UP WAS ALSO WELL DOWN, THE LOWEST SINCE 1985, RESULTING IN AN INCREASE IN VACANCY AT THE YEAR END, TO 886,000 SQUARE METRES OR 5.3 PER CENT OF STOCK.

SUPPLY OVER THE NEXT TWO YEARS IS EXPECTED TO REMAIN AT CURRENT LEVELS.

GENERAL

A SUMMARY OF SUPPLY, TAKE-UP AND VACANCY IN THE MAIN SECTORS WILL BE SENT BY FACSIMILE AND FOXED.

IT SHOULD BE NOTED THAT THE FIGURES QUOTED ARE PRELIMINARY ONLY. FULL AND FINAL FIGURES WILL BE SHOWN IN THE PROPERTY REVIEW 1991 WHICH IS EXPECTED TO BE AVAILABLE IN MARCH.

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PUBLIC REMINDED NOT TO BRING IN ENDANGERED SPECIES

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MEMBERS OF THE PUBLIC VISITING CHINA AND OVERSEAS COUNTRIES DURING THE LUNAR NEW YEAR PERIOD ARE REMINDED NOT TO BRING IN ANY ENDANGERED SPECIES ON THEIR RETURN TO HONG KONG.

THE SENIOR CONSERVATION OFFICER OF THE AGRICULTURE AND FISHERIES DEPARTMENT, MR M.K. CHEUNG, SAID TODAY (THURSDAY): "BOTH THE CUSTOMS AUTHORITIES AND THE DEPARTMENT HAVE STEPPED UP CONTROL MEASURES AT ALL ENTRY POINTS TO CHECK ON TRAVELLERS AND GOODS VEHICLES DURING THE HOLIDAY PERIOD."

"ANYONE WHO TRIES TO ILLEGALLY BRING IN ANY ENDANGERED SPECIES INCLUDING LIVE AND STUFFED SPECIMENS AS WELL AS PARTS AND DERIVATIVES WILL BE PROSECUTED."

MR CHEUNG SAID THERE HAD BEEN 384 SEIZURES IN 1990 IN CONNECTION WITH THE ILLEGAL IMPORT AND POSSESSION OF ENDANGERED SPECIES.

THE ENDANGERED ANIMALS INVOLVED WERE MAINLY PARROTS, STUFFED SEA TURTLES, CROCODILE STUFFED SPECIMENS, MONITOR LIZARD, PANGOLIN, BIRDS OF PREY, SLOW LORIS, GIANT SALAMANDER, WILD ORCHIDS, YELLOW TURTOISE AND IVORY.

IT IS AN OFFENCE UNDER THE ANIMALS AND PLANTS (PROTECTION OF ENDANGERED SPECIES) ORDINANCE TO IMPORT, EXPORT OR POSSESS AN ENDANGERED SPECIES WITHOUT THE PRIOR PERMISSION OF THE DIRECTOR OF AGRICULTURE AND FISHERIES.

"FAILURE TO COMPLY WITH THESE LEGAL REQUIREMENTS MAY RESULT IN A MAXIMUM FINE OF \$25,000 ON THE FIRST OFFENCE AND \$50,000 PLUS SIX MONTHS' IMPRISONMENT FOR A REPEATED OFFENCE," MR CHEUNG SAID.

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UK/THAILAND PRISONER TRANSFER AGREEMENT

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THE UNITED KINGDOM AND THE KINGDOM OF THAILAND HAVE RATIFIED AN AGREEMENT, WHICH ALSO APPLIES TO HONG KONG, ON THE TRANSFER OF SENTENCED PERSONS.

A GOVERNMENT SPOKESMAN SAID THAT UNDER THE AGREEMENT, WHICH TOOK EFFECT YESTERDAY (WEDNESDAY), HONG KONG PRISONERS SERVING SENTENCES IN THAILAND MAY APPLY TO SERVE THE REMAINDER OF THEIR SENTENCES IN HONG KONG AND THAI PRISONERS IN HONG KONG MAY APPLY TO SERVE THE REMAINDER OF THEIR SENTENCES IN THAILAND.

ALL PERSONS TO WHOM THE AGREEMENT MAY APPLY WILL BE INFORMED OF THE SUBSTANCE OF THE AGREEMENT.

/VARIOUS CONDITIONS

VARIOUS CONDITIONS FOR TRANSFER HAVE TO BE MET. THEY INCLUDE THE OFFENCE FOR WHICH A SENTENCE HAS BEEN IMPOSED CONSTITUTING A CRIMINAL OFFENCE ACCORDING TO THE LAW OF THE RECEIVING STATE, THE PRISONER BEING A NATIONAL OF THE RECEIVING STATE, THE JUDGEMENT BEING FINAL, AND THE CONSENT OF BOTH GOVERNMENTS AND THE PRISONER.

ANY PARTY MAY REFUSE CONSENT WITHOUT GIVING A REASON.

THE SPOKESMAN SAID THE PURPOSE OF THE AGREEMENT WAS HUMANITARIAN.

"A PRISONER IN HIS OWN COUNTRY CAN BE MORE EASILY VISITED BY RELATIVES AND FRIENDS AND DOES NOT HAVE TO COPE WITH A FOREIGN LANGUAGE, UNFAMILIAR DIET AND LOCAL CUSTOMS. HE CAN ALSO BE BETTER PREPARED FOR EVENTUAL RETURN TO LIFE IN THE COMMUNITY," HE EXPLAINED.

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DAIRY FARM FINED FOR BREAKING LABELLING REGULATIONS

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THE DAIRY FARM COMPANY LIMITED HAS BEEN FINED \$10,000 LAST MONTH FOR FAILING TO MARK OR LABEL PREPACKAGED FOOD ITEMS IN ACCORDANCE WITH THE REQUIREMENT OF THE THIRD SCHEDULE TO THE FOOD AND DRUGS (COMPOSITION AND LABELLING) REGULATIONS, CHAPTER 132.

IT WAS THE COMPANY'S SECOND CONVICTION IN JUST OVER A YEAR. IN NOVEMBER 1989, IT WAS FINED A TOTAL OF \$15,000 FOR THREE SIMILAR OFFENCES.

PREPACKAGED FOOD ITEMS IN THE LATEST CASE INCLUDED MACKEREL FILLET PROVENCE STYLE, ANCHOVY PASTES, TARRAGON MUSTARD AND FRESH CHEESE SWEETENED WITH FRUIT.

THEY WERE SOLD AT THE COMPANY'S RETAIL SHOP, OLIVER'S DELICATESSAN/SNACK BAR, IN TSIM SHA TSUI IN MAY LAST YEAR WITH LABELLING ONLY IN FOREIGN LANGUAGES.

A SPOKESMAN FOR THE DEPARTMENT OF HEALTH POINTED OUT THAT AS STIPULATED BY THE THIRD SCHEDULE TO THE FOOD AND DRUGS (COMPOSITION AND LABELLING) REGULATIONS AND UNLESS OTHERWISE PROVIDED, ALL FOOD ITEMS IN PREPACKAGED FORM MUST BE PROPERLY LABELLED IN EITHER ENGLISH OR CHINESE LANGUAGE OR IN BOTH DESIGNATION OF THE FOOD, A LIST OF INGREDIENTS, AN INDICATION OF MINIMUM DURABILITY, THE NAME AND ADDRESS OF THE MANUFACTURER OR PACKER OF THE FOOD AND THE STATEMENT OF SPECIAL STORAGE CONDITIONS OR INSTRUCTIONS FOR USE.

THE SPOKESMAN REMINDED FOOD MANUFACTURERS AND RETAILERS THAT FOOD ITEMS IN PREPACKAGED FORM, WHETHER COMPLETELY OR PARTIALLY PACKED, MUST BE PROPERLY MARKED OR LABELLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAW.

CONTRAVENTION OF THE REGULATIONS MAY RESULT IN A MAXIMUM FINE OF \$25,000 AND SIX MONTHS' IMPRISONMENT, HE ADDED.

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GOOD CAREER PROSPECT FOR SOCIAL WORKERS

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THE DEMAND OF TRAINED SOCIAL WORKERS WILL NATURALLY INCREASE BECAUSE THERE WILL BE SIGNIFICANT EXPANSION OF SOCIAL WELFARE SERVICE, ESPECIALLY IN THE FAMILY SERVICES AND ELDERLY FIELDS.

SPEAKING TO MEDIA REPRESENTATIVES AFTER OFFICIATING AT THE OPENING CEREMONY OF A HOSTEL FOR THE ELDERLY IN POK HONG ESTATE, SHA TIN THIS (THURSDAY) AFTERNOON, THE ACTING DIRECTOR OF SOCIAL WELFARE, MRS ROSE GOODSTADT, SAID ABOUT 700 TRAINED DEGREE STAFF AND ABOUT 550 TRAINED DIPLOMA HOLDERS WOULD BE NEEDED IN THE NEXT FIVE YEARS.

"WE BELIEVE THE SUPPLY OF DEGREE HOLDERS IN THE NEXT FEW YEARS WILL BE ADEQUATE TO MEET THE DEMAND.

"THIS IS PARTLY DUE TO A BLISTER PROGRAMME INTRODUCED IN 1989 WHICH HAS INCREASED SUPPLY BY AROUND 1,000 STUDENTS," SHE SAID, ADDING THAT THE SHORTAGE OF DIPLOMA HOLDERS, HOWEVER, WOULD CONTINUE.

MRS GOODSTADT SAID MANY SERVICES FOR THE ELDERLY AND YOUTH DEPENDED ON FRONT-LINE STAFF IN THE SOCIAL WORK ASSISTANT (SWA) LEVEL. IF THE PROJECTS OUTLINED IN THE DRAFT WHITE PAPER WERE TO BE IMPLEMENTED, THE TOTAL NUMBER OF DIPLOMA HOLDERS REQUIRED BY 1995/96 WOULD BE AROUND 2,000.

ON THE CAREER PROSPECT OF SWA'S, MRS GOODSTADT POINTED OUT THAT SWA'S COULD BE PROMOTED TO THE RANK OF SENIOR SOCIAL WORK ASSISTANTS (SSWA'S) AFTER SEVERAL YEARS OF SERVICE.

"MANY SWA'S ARE ALSO TAKING PART-TIME COURSES LEADING TO A DEGREE. THESE COURSES ARE PROVIDED BY THE HONG KONG POLYTECHNIC, THE CITY POLYTECHNIC AND THE HONG KONG BAPTIST COLLEGE. THE TOTAL NUMBER OF SWA'S ATTENDING SUCH COURSES ARE ABOUT 450.

"ON COMPLETION OF THE COURSES THEY CAN APPLY FOR JOBS SUCH AS ASSISTANT SOCIAL WORK OFFICERS (ASWO). THIS CONTINUOUS CONVERSION OF SWA'S INTO ASWO'S CONTRIBUTES PARTLY TO THE SHORTAGE OF SWA'S," SHE CONTINUED.

MRS GOODSTADT EXPLAINED THAT RECENTLY THE STANDING COMMISSION, IN ITS NO. 25 REPORT, ALSO RECOMMENDED THE CREATION OF CHIEF SOCIAL WORK ASSISTANT POSTS.

"BOTH THE GOVERNMENT AND THE VOLUNTARY AGENCIES ARE NOW EXAMINING WHICH POSTS REQUIRE THIS NEW RANK OF STAFF," SHE SAID. "SO DIPLOMA HOLDERS HAVE GOOD CAREER PROSPECTS."

MRS GOODSTADT SAID THE CASELOAD SITUATION IN THE SOCIAL WELFARE DEPARTMENT'S FAMILY SERVICES CENTRES HAD BEEN GREATLY IMPROVED.

"OUR AVERAGE CASELOAD IS 72 (RANGING FROM 56 TO 99). LAST YEAR'S AVERAGE WAS 93 (RANGING FROM 62 TO 117)," SHE SAID.

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TURNING TO THE ISSUE OF WASTAGE AND MEASURES TO OVERCOME THE PROBLEM, MRS GOODSTADT SAID: "THE QUESTION OF MIGRATION IS MORE DIFFICULT TO OVERCOME BUT WE HOPE THAT THE TREND WOULD SLOW DOWN.

"IN FACT, A NUMBER OF PEOPLE WHO HAVE MIGRATED HAVE RETURNED TO HONG KONG TO WORK IN BOTH THE VOLUNTARY SECTOR AND IN THE DEPARTMENT."

SHE SAID SOCIAL WORKERS WERE THE FIRST TO BENEFIT FROM THE RECENT REVIEW OF CIVIL SERVICE SALARIES AND CONDITIONS OF SERVICE.

"BOTH DEGREE GRADUATES AND DIPLOMA HOLDERS HAVE HAD THEIR ENTRANCE SALARY RAISED AND WOULD ENJOY "OMITTED POINTS" AFTER THE SECOND YEAR AND THE FOURTH YEAR OF SERVICE.

"THEY ARE NOW PAID MORE THAN THEIR COUNTERPARTS IN OTHER CAREERS. NATURALLY, IMPROVEMENTS ALSO APPLY EQUALLY TO THE VOLUNTARY SECTOR THAT RECEIVES GOVERNMENT SUBVENTION," SHE SAID.

"WE BELIEVE THIS WILL MAKE THE PROFESSION MUCH MORE ATTRACTIVE AND WILL CERTAINLY CONTRIBUTE TOWARDS REDUCING THE WASTAGE RATES," THE ACTING DIRECTOR CONCLUDED.

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113 INMATES PASS PUBLIC EXAMINATIONS * * * * *

THE COMMISSIONER OF CORRECTIONAL SERVICES, MR ERIC MCCOSH, TODAY (THURSDAY) COMMENDED 113 INMATES FOR THEIR HARD WORK IN ACADEMIC STUDIES WHICH LED TO EXTERNAL ACCREDITATION.

HE WAS SPEAKING AT A CERTIFICATE PRESENTATION CEREMONY HELD AT SHEK PIK PRISON.

A TOTAL OF 134 CERTIFICATES WERE PRESENTED TO THE INMATES WHO HAD EITHER PASSED PUBLIC EXAMINATIONS OR COMPLETED EXTRA-MURAL STUDIES.

MR MCCOSH SAID THE AWARD OF THESE CERTIFICATES SIGNIFIED RECOGNITION BY THE APPROPRIATE AUTHORITY THAT A CANDIDATE HAD REACHED THEIR REQUIRED STANDARDS.

"IT IS RECOGNITION TOO OF HARD WORK AND APPLICATION BY THE SUCCESSFUL CANDIDATES, AND ALL OF YOU (THE INMATES) ARE TO BE CONGRATULATED ON YOUR ACHIEVEMENTS," HE ADDED.

MR MCCOSH STRESSED THAT A MAJOR AIM OF THE CORRECTIONAL SERVICES WAS TO CORRECT AND REHABILITATE OFFENDERS WITH A VIEW TO TRANSFORMING THEM INTO RESPONSIBLE AND LAW-ABIDING CITIZENS.

"THIS IS DONE IN A VARIETY OF WAYS AND INCLUDES THE OPPORTUNITY FOR FURTHER EDUCATION LEADING TO EXTERNAL ACCREDITATION," HE NOTED.

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HE ALSO PRAISED THE CONTRIBUTION MADE BY STAFF, ESPECIALLY THOSE INVOLVED IN EDUCATION.

"WITHOUT THEIR DEDICATION AND SUPPORT, THESE ACADEMIC ENDEAVOURS AND SUCCESS WOULD NOT HAVE BEEN POSSIBLE," HE ADDED.

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GUIDE TO TRANSPORT SERVICES IN EASTERN

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THE EASTERN DISTRICT BOARD HAS PUBLISHED 70,000 COPIES OF A PAMPHLET ON PUBLIC TRANSPORT SERVICES IN THE DISTRICT FOR DISTRIBUTION TO RESIDENTS.

THE PAMPHLET WOULD SERVE AS A QUICK REFERENCE TO DIFFERENT MODES OF TRANSPORT AVAILABLE IN THE AREA, A SPOKESMAN FOR THE DISTRICT BOARD'S TRAFFIC AND TRANSPORT COMMITTEE SAID TODAY (THURSDAY).

"RESIDENTS WHO RECENTLY MOVED INTO THE DISTRICT WOULD FIND IT PARTICULARLY USEFUL," HE SAID.

THE PAMPHLET GIVES A COMPREHENSIVE LIST OF BUS ROUTES, GREEN MINIBUS ROUTES, TRAM SERVICE, FERRY AND KAITO SERVICE, AS WELL AS A TIMETABLE OF THE MASS TRANSIT RAILWAY ISLAND LINE.

THERE IS ALSO A MAP ILLUSTRATING THE MAIN ROADS, BUS TERMINI, TRAM AND MASS TRANSIT RAILWAY LINES, GREEN MINIBUS TERMINI AND FERRY PIERS.

IT ALSO CONTAINS A LIST OF ENQUIRY AND COMPLAINT HOTLINES OF PUBLIC TRANSPORT SERVICES.

RESIDENTS CAN OBTAIN COPIES OF THE PAMPHLET FROM THE EASTERN DISTRICT OFFICE'S PUBLIC ENQUIRY COUNTERS AT SAI WAN HO, HENG FA CHUEN AND CAUSEWAY BAY.

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81 VBP RETURN TO VIETNAM

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A GROUP OF 81 VIETNAMESE BOAT PEOPLE TODAY (THURSDAY) RETURNED TO VIETNAM UNDER THE UNHCR'S VOLUNTARY REPATRIATION PROGRAMME.

COMPRISING 28 MEN, 26 WOMEN, 18 BOYS AND NINE GIRLS, THEY WERE THE 50TH BATCH TO GO BACK UNDER THE PROGRAMME.

THIS GROUP BROUGHT TO 6,813 THE TOTAL NUMBER OF VIETNAMESE BOAT PEOPLE WHO HAVE RETURNED VOLUNTARILY.

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EMPLOYERS REMINDED OF LUNAR NEW YEAR HOLIDAYS
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EMPLOYERS ARE TODAY (THURSDAY) REMINDED THAT LUNAR NEW YEAR'S EVE, NEW YEAR'S DAY AND THE SECOND DAY OF THE NEW YEAR, WHICH FALL ON FEBRUARY 14, 15 AND 16 RESPECTIVELY ARE STATUTORY HOLIDAYS FOR WORKERS.

AS THE THIRD DAY OF THE LUNAR NEW YEAR FALLS ON A SUNDAY, THE EMPLOYMENT ORDINANCE PROVIDES THAT LUNAR NEW YEAR'S EVE SHOULD INSTEAD BE MADE STATUTORY HOLIDAY.

ALL EMPLOYEES, IRRESPECTIVE OF THEIR WAGE LEVELS, ARE ENTITLED TO THE HOLIDAYS AND MUST BE PAID FOR THE DAYS OFF IF THEY HAVE WORKED CONTINUOUSLY FOR THE SAME EMPLOYERS FOR THREE MONTHS OR LONGER IMMEDIATELY PRECEDING THE STATUTORY HOLIDAYS.

DAILY 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 DAYS AND 31 DAYS, PRECEDING THE HOLIDAYS.

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 THE HOLIDAY.

FURTHER ENQUIRIES ABOUT STATUTORY HOLIDAYS MAY BE MADE AT ANY BRANCH OFFICE OF THE DEPARTMENT'S LABOUR RELATIONS SERVICE.

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