



DAILY INFORMATION BULLETIN

FRIDAY, NOVEMBER 21, 1975

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FRIDAY, NOVEMBER 21, 1975.

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ACTING GOVERNOR TO OPEN NEW RAILWAY TERMINUS

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THE NEW HUNG HOM RAILWAY TERMINUS WILL BE OFFICIALLY OPENED ON MONDAY (NOVEMBER 24) BY THE ACTING GOVERNOR, SIR DENYS ROBERTS.

THE \$150 MILLION COMPLEX, WHICH OFFERS MORE SPACIOUS AND BETTER FACILITIES FOR TRAIN COMMUTERS, IS THE RESULT OF THE COMBINED EFFORTS OF THE PUBLIC WORKS DEPARTMENT'S CIVIL ENGINEERING OFFICE, ARCHITECTURAL OFFICE AND HIGHWAYS OFFICE, WITH THE ASSISTANCE OF THE CONSULTANT ENGINEERS, MESSRS. J. ROGER PRESTON AND PARTNERS.

SIR DENYS WILL FORMALLY OPEN THE TERMINUS AT 11 A.M. AND WILL ADDRESS THE 180 GUESTS AFTER AN INTRODUCTORY SPEECH BY THE DIRECTOR OF PUBLIC WORKS, MR. DAVID MCDONALD. DURING THE CEREMONY, MUSIC WILL BE PROVIDED BY THE ROYAL HONG KONG POLICE BAND.

THE NEW TERMINUS, WHICH WILL REPLACE THE 65-YEAR-OLD TERMINAL AT TSIM SHA TSUI, WAS SPECIFICALLY DESIGNED BY THE P.W.D. TO COPE WITH THE EVER INCREASING NUMBERS OF PASSENGERS AND FREIGHT GOODS, AND IS CAPABLE OF HANDLING 10,000 PASSENGERS AN HOUR AND UP TO 5,000 TONS OF GOODS PER DAY.

MR. SIEMA GRUNBERG, CHIEF ENGINEER OF THE RAILWAY DIVISION OF THE CIVIL ENGINEERING OFFICE, WHO CO-ORDINATED THE ENGINEERING AND BUILDING WORKS, NOTED THAT APART FROM PROVIDING IMPROVED FACILITIES THE NEW TERMINUS WILL ALSO RELEASE A VALUABLE TRACT OF LAND IN TSIM SHA TSUI FOR REDEVELOPMENT.

THE TERMINUS OCCUPIES A 30-ACRE SITE ON THE HUNG HOM RECLAMATION CLOSE TO THE KOWLOON PORTAL OF THE CROSS-HARBOUR TUNNEL AND IS EASILY ACCESSIBLE BY FOOT, ROAD AND FERRY.

THE MAIN STRUCTURAL FEATURE OF THE COMPLEX IS A VAST PODIUM WHICH BEARS THE PASSENGER STATION BUILDING, A CAR PARK AND BUS STATION.

BOOKING OFFICES, WAITING ROOMS, A PASSENGER CIRCULATING AREA, SHOPS, RESTAURANTS AND RAILWAY OFFICES ARE LOCATED IN THE CENTRE OF THE PODIUM WITH THE PASSENGER PLATFORMS BELOW.

PASSENGERS WILL FIND IT CONVENIENT TO MOVE FROM THE CIRCULATING AREA TO THE PLATFORMS BY EITHER THE STAIRS OR ESCALATORS. THERE ARE SPECIAL LIFTS FOR LUGGAGE.

/MR. GRUNBERG

MR. GRUNBERG POINTED OUT THAT SPECIAL PLANNING HAD BEEN PUT IN TO ELIMINATE OVERCROWDING AT THE TERMINUS ON FESTIVE DAYS, SUCH AS CHING MING, WHEN INVARIABLY MORE PEOPLE TRAVEL BY TRAIN TO THE NEW TERRITORIES. ADEQUATE SPACE HAS BEEN PROVIDED FOR THEM BETWEEN THE BOOKING OFFICES AND THE STAIRS AND ESCALATORS, HE SAID.

ACCESS TO THE PODIUM IS BY TWO FLYOVERS, ONE FROM GILLIES AVENUE IN THE NORTH-EAST AND AUSTIN ROAD IN THE WEST AS WELL AS VIA A RAMP FROM HONG CHONG ROAD.

NOTE TO EDITORS:

YOU ARE CORDIALLY INVITED TO HAVE THE OPENING CEREMONY COVERED. MEDIA REPRESENTATIVES SHOULD BE IN POSITION AT THE MAIN ENTRANCE OF THE HUNG HOM TERMINUS NOT LATER THAN 10.45 A.M. ON MONDAY (NOVEMBER 24). OFFICERS FROM THE PWD'S INFORMATION UNIT WILL BE ON HAND TO ASSIST THEM. COPIES OF SPEECHES TO BE GIVEN BY SIR DENYS AND BY MR. MCDONALD WILL BE AVAILABLE AT THE TERMINUS.

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TENDERS FOR GOVERNMENT BONDS

THE PUBLIC ARE ADVISED THAT TENDERS FOR THE HONG KONG GOVERNMENT \$250 MILLION NOMINAL BEARER BONDS HAVE TO BE DEPOSITED IN THE TENDERS BOX AT THE TREASURY REVENUE BRANCH, ICE HOUSE STREET.

THE LIST OF TENDERS WILL OPEN AT 10 A.M. ON MONDAY (NOVEMBER 24) AND CLOSE AT 1 P.M. THE SAME DAY. LATE TENDERS WILL NOT BE CONSIDERED.

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BACKGROUND RENT REPORT ON SALE

A BACKGROUND REPORT ON TENURE AND RENT RESTRICTIONS COVERING BOTH PRE-WAR AND POST-WAR PREMISES IN HONG KONG IS NOW ON SALE.

THE REPORT, PREPARED BY THE RATING AND VALUATION DEPARTMENT, PROVIDES A BRIEF SUMMARY OF THE HISTORY OF RENT CONTROLS, EXPLAINS THE PRESENT POSITION AND INCORPORATES INFORMATION FROM A SURVEY OF PRE-WAR PREMISES CARRIED OUT BY THE DEPARTMENT IN 1974.

THE COMMISSIONER OF RATING AND VALUATION, MR. RAYMOND FRY, EXPLAINED THAT THE REPORT WAS AN ABRIDGED VERSION OF THE TWO UNPUBLISHED REPORTS PRODUCED EARLIER THIS YEAR TO ASSIST THE GOVERNMENT IN DETERMINING ITS FUTURE POLICY ON RENT CONTROL.

+THE INFORMATION INCLUDED AND TABULATED, THEREFORE, IS THAT WHICH IT WAS CONSIDERED ESSENTIAL FOR THIS PURPOSE, BEARING IN MIND THE LIMITATION OF RESOURCES,+ HE SAID.

THE MAIN FEATURES OF THE SURVEY ON PRE-WAR PREMISES ARE THAT:

- * ONLY 14.5% OF TENEMENT BUILDINGS ARE CONSIDERED TO BE FULLY UP TO POST-WAR STANDARDS OF PLANNING, STRUCTURE, HEALTH REQUIREMENTS AND SO ON OR COULD BE BROUGHT UP TO SUCH STANDARD WITH MINIMAL REPAIRS/ALTERATIONS.
- * JUST OVER 70% OF THE RENTS BEING PAID FOR TENEMENT FLOORS WERE CONSIDERED TO BE CLOSE TO, OR NOT TOO FAR ABOVE, THE LEGALLY PERMITTED RENT.
- * THERE IS PROBABLY LESS OVER-CHARGING OF SUB-TENANTS IN DOMESTIC TENEMENT FLOORS AS IS SOMETIMES THOUGHT, THOUGH POSSIBLY MANY SUB-TENANTS PAID KEY MONEY ON ENTRY AND ALSO PAY CERTAIN ADDITIONAL SUMS.
- * AVERAGE ESTIMATED FAIR MARKET RENTS FOR TENEMENT FLOORS ARE ABOUT EIGHT TIMES ESTIMATED PERMITTED RENT OR ABOUT FIVE TIMES THE AVERAGE CURRENT RENT ACTUALLY BEING PAID.
- * OVER 50% OF APARTMENT AND APARTMENT/COMMERCIAL BUILDINGS WERE CONSIDERED GENERALLY OF A FAIR STANDARD OR COULD BE BROUGHT UP TO SUCH STANDARD WITH MINIMAL REPAIRS/ALTERATIONS.
- * A CONSIDERABLE NUMBER OF APARTMENT AND APARTMENT/COMMERCIAL BUILDINGS ARE NOW EFFECTIVELY EXCLUDED FROM RENT CONTROLS.
- * THERE IS A FAIRLY HIGH DEGREE OF OWNER-OCCUPATION IN APARTMENT AND APARTMENT/COMMERCIAL PREMISES.

/SUB-LETTING

- * SUB-LETTING WAS FOUND TO OCCUR IN LESS THAN SIX PER CENT OF THESE PREMISES.
- * THE ESTIMATED AVERAGE FAIR MARKET RENT OF FLATS IS PUT AT ABOUT 11-1/2 TIMES THE PERMITTED RENT BUT ONLY THREE TIMES AVERAGE RENTS ACTUALLY BEING PAID.
- * A LARGE PROPORTION OF PRE-WAR HOUSES ARE NO LONGER SUBJECT TO THESE CONTROLS, OR ARE OCCUPIED BY OWNERS OR THEIR EMPLOYEES.
- * IN COMMERCIAL BUILDINGS ESTIMATED AVERAGE FAIR MARKET RENTS WERE FOUND TO BE ABOUT 14 TIMES PERMITTED RENTS BUT WAS A LITTLE LESS THAN TWICE THE RENT ACTUALLY PASSING.

ON POST-WAR DOMESTIC PREMISES, THE REPORT MENTIONS :

- * THE LIKELY VERY SERIOUS FALL-OFF IN THE COMPLETION OF NEW DOMESTIC BUILDINGS IN 1975 AND 1976.
- * THE LARGE NUMBER OF TENANCIES WHERE, ALTHOUGH COVERED BY THE CONTROLS, LANDLORDS AND TENANTS SETTLE TENANCY AND RENTAL MATTERS WITHOUT REFERENCE TO THE DEPARTMENT.
- * THAT MOST OF THOSE TENANCIES BROUGHT INTO CONTROL IN 1970 WERE, ON APPLICATION, AWARDED THE MAXIMUM INCREASE OF 21%, WHEREAS FOR THOSE CONTROLLED IN 1973 THE MAXIMUM INCREASE WAS CERTIFIED IN LESS THAN 30% OF APPLICATIONS.
- * AVERAGE CERTIFIED INCREASES FOR '1970' CONTROLLED PREMISES RANGED FROM 15.52% FOR LARGE FLATS TO 18.77% FOR SMALL TENEMENT FLOORS WHILE FOR '1973' CONTROLLED PREMISES THEY WERE FROM 8.61% FOR MEDIUM FLATS TO 14.2% FOR LARGE TENEMENT FLOORS.
- * DESPITE THE INCREASES PERMITTED UNDER THIS LEGISLATION REGULATED RENTS FOR '1970' CONTROLLED PREMISES ARE STILL ON AVERAGE NO MORE THAN 50% OF OPEN MARKET RENTS, WHILE '1973' CONTROLLED PREMISES ARE AT ABOUT 65%.
- * GENERALLY FAIR MARKET RENTS ESTIMATED BY THE DEPARTMENT FOR THE PURPOSE OF THE LEGISLATION ARE SOME 10-15% BELOW OPEN MARKET RENTS.
- * THERE HAD, UP TO THE END OF 1974, BEEN OVER 600 APPLICATIONS TO THE RENT TRIBUNAL FOR A REVIEW OF CERTIFICATES ISSUED BY THE COMMISSIONER.

MR. FRY SAID: +HOPEFULLY IN THE COMING YEAR IT WILL BE POSSIBLE TO FURTHER REFINE AND SUPPLEMENT THE STATISTICS INCLUDED IN THE REPORT.+

THE REPORT IS AVAILABLE AT THE GOVERNMENT PUBLICATIONS CENTRE, STAR FERRY CONCOURSE, AT A COST OF \$20.

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ONLY TEN PER CENT OF SCHOOL AGE CHILDREN NOT AT SCHOOL
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ENROLMENT FIGURES SHOW THAT 10 PER CENT OF CHILDREN IN THE 12-14 AGE GROUP ARE NOT AT SCHOOL, A SPOKESMAN FOR THE EDUCATION DEPARTMENT SAID TODAY WHEN ASKED TO COMMENT ON NEWSPAPER REPORTS ON THE CLAIM MADE BY THE H.K. CHRISTIAN COUNCIL THAT NEARLY 100,000 CHILDREN IN THIS AGE BRACKET ARE WITHOUT EDUCATION.

THE SPOKESMAN POINTED OUT THAT IN MARCH 1975 THE NUMBER OF CHILDREN IN THIS AGE GROUP ATTENDING FULL TIME PRIMARY AND SECONDARY SCHOOLS STOOD AT 290,102 AND ANOTHER 9,301 WERE ATTENDING NIGHT SCHOOLS.

THE ESTIMATED POPULATION IN THE 12-14 AGE GROUP IS 331,900.

+THIS SHOWS THAT SOME 32,500 CHILDREN OF THIS AGE GROUP ARE NOT IN SCHOOL. THEREFORE THE STATEMENT THAT 100,000 CHILDREN AGED 12-14 ARE WITHOUT EDUCATION IS ABSOLUTELY WRONG AND THE STATEMENT THAT 100,000 YOUNG PEOPLE ARE NOT RECEIVING SECONDARY EDUCATION IS DECIDEDLY MISLEADING,+ THE SPOKESMAN SAID.

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YOUTH CENTRE'S ELEVENTH ANNIVERSARY
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TOMORROW (SATURDAY) MARKS THE ELEVENTH YEAR IN WHICH THE SOCIAL WELFARE DEPARTMENT'S SHAM SHUI PO YOUTH CENTRE HAS BEEN OPERATING.

TO COMMEMORATE THE OCCASION, AN EXHIBITION ON THE YOUTH CENTRE'S ACTIVITIES WILL BE HELD AT THE CENTRE ON THE FIRST FLOOR OF 88 YU CHAU STREET, KOWLOON.

LATER THAT EVENING BEGINNING AT 8 P.M., A FORMAL CEREMONY WILL TAKE PLACE AT WHICH THERE WILL BE A PRESENTATION OF CERTIFICATES, TROPHIES AND SOUVENIRS TO VOLUNTARY INSTRUCTORS WHO HAVE WORKED WITH THE CENTRE.

OFFICIATING WILL BE MR. HENRY AU, SENIOR PRINCIPAL SOCIAL WELFARE OFFICER= MR. CHAN SUI-JEUNG, C.D.O. SHAM SHUI PO AND MR. CHAN KIM-FOR, CHAIRMAN OF THE SHAM SHUI PO KAIFONG ASSOCIATION.

THE CEREMONY WILL BE FOLLOWED BY A VARIETY SHOW PERFORMED BY VARIOUS GROUPS BELONGING TO THE CENTRE.

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MARINE DEPARTMENT ANNUAL FUN FAIR

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NOTE TO EDITORS:

THE MARINE DEPARTMENT'S RELIEF AND WELFARE COMMITTEE IS ORGANISING A FUN FAIR FOR ABOUT 600 MEMBERS OF ITS STAFF, THEIR FAMILIES AND FRIENDS THIS SUNDAY (NOVEMBER 23).

THE EVENT IS TO TAKE PLACE AT KOWLOON PARK, TSIM SHA TSUI, FROM 1 P.M. TO 5 P.M.

THERE WILL BE ELEVEN GAME STALLS, A 'MERRY-GO-ROUND' AND A NUMBER OF STALLS SELLING SOFT DRINKS AND SNACKS.

THE HIGHLIGHT OF THE FAIR WILL BE A RAFFLE DRAW BY MRS. M.J. ALEXANDER, WIFE OF THE DEPUTY DIRECTOR OF MARINE.

YOU ARE INVITED TO SEND YOUR REPRESENTATIVES TO COVER THE FAIR.

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NT LAND SALES

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THREE LOTS OF CROWN LAND, ALL SITUATED AT 17 MILESTONE, CASTLE PEAK ROAD, NEW TERRITORIES, WILL BE PUT UP FOR SALE IN DECEMBER.

TWO OF THE LOTS ARE FOR PRIVATE RESIDENTIAL PURPOSES, ONE MEASURING 30,570 SQUARE FEET AND THE OTHER 18,000 SQUARE FEET.

THE THIRD LOT WITH AN AREA OF 21,530 SQUARE FEET IS RESERVED FOR A SUPERMARKET AND A RESTAURANT.

THE AUCTION WILL BE HELD IN THE ST. SIMON'S LUI MING CHOI SECONDARY SCHOOL, TUEN MUN ON DECEMBER 10 STARTING AT 2.30 P.M.

FULL PARTICULARS AND CONDITIONS OF SALE MAY BE OBTAINED FROM THE NEW TERRITORIES ADMINISTRATION, NORTH KOWLOON MAGISTRACY, TAI PO ROAD AND AT DISTRICT OFFICES OF TUEN MUN, YUEN LONG, TSUEN WAN, SHA TIN, TAI PO, SAI KUNG AND ISLANDS. SALE PLANS MAY BE INSPECTED AT THE VARIOUS OFFICES.

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NEW TRAFFIC ARRANGEMENTS NEAR HUNG HOM TERMINUS
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NEW TRAFFIC ARRANGEMENTS WILL BE INTRODUCED ON THREE ACCESS ROADS NEAR THE NEW RAILWAY STATION IN HUNG HOM, KOWLOON, TO FACILITATE TRAFFIC FLOW IN THAT AREA.

FROM 10 A.M. ON MONDAY (NOVEMBER 24), PUBLIC LIGHT BUSES WILL BE PROHIBITED FROM ENTERING THE TWO ACCESS ROADS, ONE FROM HONG CHONG ROAD AND THE OTHER FROM GILLIES AVENUE, LEADING TO THE PODIUM LEVEL OF THE HUNG HOM RAILWAY STATION.

SIMILAR PROHIBITION WILL BE IMPOSED ON THE ACCESS ROAD LEADING TO THE HUNG HOM FREIGHT TERMINAL FROM HONG CHONG ROAD.

MEANWHILE, IN CONNECTION WITH THE +ROUND FEI NGOR SHAN WALK FOR THE BLIND+ EVENT ON SUNDAY (NOVEMBER 23), THE SECTION OF SHATIN PASS ROAD BETWEEN THE LIONS PAVILION AND FEI NGOR SHAN ROAD WILL BE CLOSED FROM 9 A.M. UNTIL 11.30 A.M. ON THAT DAY.

TRAFFIC SIGNS WILL BE POSTED TO GUIDE MOTORISTS.

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KOWLOON HOSPITAL ATHLETIC MEET
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THE KOWLOON HOSPITAL WILL HOLD ITS NINTH ANNUAL ATHLETIC MEET ON SUNDAY (NOVEMBER 23) IN THE HOSPITAL'S SPORTS FIELD.

DOCTORS, NURSES AND OTHER STAFF WILL COMPETE IN ABOUT 20 EVENTS IN THE WHOLE-DAY AFFAIR, BEGINNING AT 10 A.M.

MEMBERS OF OTHER HOSPITALS AND UNITS OF THE MEDICAL AND HEALTH DEPARTMENT WILL ALSO TAKE PART IN SOME OF THE TRACK AND FIELD COMPETITIONS.

THERE WILL BE SOME INTERESTING EVENTS FOR CHILDREN OF THE STAFF FAMILIES.

DR. K.L. THONG, DEPUTY DIRECTOR OF MEDICAL AND HEALTH SERVICES, WILL PRESENT PRIZES TO THE WINNERS.

NOTE TO EDITORS:

YOU ARE INVITED TO HAVE THE OCCASION COVERED.

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