



# DAILY INFORMATION BULLETIN

MONDAY, NOVEMBER 15, 1976

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COMPUTERISED RADAR SYSTEM FOR KAI TAK AIRPORT

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CIVIL AVIATION IN HONG KONG ENTERS A NEW ERA TODAY WHEN THE SECONDARY SURVEILLANCE RADAR (SSR) - AN INTEGRATED COMPUTERISED RADAR SYSTEM - COMES INTO OPERATION AT KAI TAK AIRPORT.

ANNOUNCING THE COMMISSIONING OF THE RADAR, THE DIRECTOR OF CIVIL AVIATION, MR. ROY DOWNING, SAID THE SSR 990, ONE OF THE MOST ADVANCED SYSTEMS OF ITS KIND IN THE WORLD, WOULD MAKE A MAJOR CONTRIBUTION TO THE EFFICIENCY OF AIRCRAFT OPERATIONS IN AIRSPACE CONTROLLED BY HONG KONG.

COSTING ABOUT \$8 MILLION, THE NEW EQUIPMENT WILL PROVIDE AIR TRAFFIC CONTROL STAFF AT THE AIRPORT WITH CONTINUOUS INFORMATION ON AIRCRAFT IDENTITY, POSITION AND HEIGHT IN ALL WEATHER CONDITIONS WITHIN A RANGE OF 250 MILES.

+THE MAIN ADVANTAGE OF THE SSR,+ MR. DOWNING SAID, +IS TO MINIMISE THE NEED OF RADIO TELEPHONY CONTACTS BETWEEN AIR TRAFFIC CONTROLLERS AT THE AIRPORT AND PILOTS IN THE AIR FOR EXCHANGE OF DATA WHICH WILL NOW BE SEEN ON THE RADAR SCREEN.

+THIS WILL REDUCE THE WORK LOAD OF THE CONTROLLERS AND ACCORDINGLY INCREASE THE CAPABILITY OF OUR AIR TRAFFIC SYSTEM.+

HE ADDED THAT THE UTILISATION OF THE SSR WOULD HELP AUGMENT AND REINFORCE THE PRIMARY RADAR SYSTEM ALREADY IN USE AT THE AIRPORT.

THE SSR SYSTEM CONSISTS OF TWO UNITS - AN INTERROGATOR ON THE GROUND AND TRANSPONDERS EQUIPPED BY AIRLINES ON THEIR AIRCRAFT. BOTH UNITS COMPRISE TRANSMITTERS AND RECEIVERS.

THE INTERROGATOR TRANSMITS INTERROGATING SIGNAL TO THE AIRBORNE RECEIVER. AFTER RECEIVING THE INTERROGATION, THE TRANSPONDER REPLIES WITH CODED INFORMATION ON A DIFFERENT FREQUENCY.

THE REPLY IS THEN PROCESSED IN A COMPUTER ON THE GROUND TO PROVIDE THE NECESSARY INFORMATION SUCH AS THE IDENTITY, HEIGHT AND POSITION OF THE AIRCRAFT WITHOUT THE NEED FOR THE PILOT TO MAKE RADIO TELEPHONY REPORTS.

MR. DOWNING SAID SPECIAL PURPOSE CODES DENOTING RADIO FAILURE AND OTHER EMERGENCIES COULD ALSO BE SENT AND RECEIVED THROUGH THE SSR.

IN CONNECTION WITH THE NEW RADAR SYSTEM, HE ADDED, AIRLINES HAD BEEN INFORMED THAT IT WAS MANDATORY FOR AIRCRAFT INTENDING TO OPERATE WITHIN THE HONG KONG FLIGHT INFORMATION REGION TO CARRY SSR TRANSPONDERS FROM JULY 1, THIS YEAR.

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HOWEVER, HELICOPTERS AND LIGHT AIRCRAFT ARE NOT REQUIRED TO CARRY THIS EQUIPMENT.

THE SSR 990 IS INSTALLED IN TWO LOCATIONS - MOUNT PARKER AND THE AIRPORT. THE SECONDARY RADAR AND ITS ASSOCIATED PLOT EXTRACTOR EQUIPMENT ARE ON MOUNT PARKER FROM WHERE THE RADAR INFORMATION IS TRANSFERRED OVER RADIO LINK TO THE DATA PROCESSING AND DISPLAY SYSTEM AT THE AIRPORT.

THE SSR 990 SYSTEM IS VERY FLEXIBLE IN OPERATION AND HAS EXPANSION CAPABILITY TO CATER FOR REQUIREMENTS IN THE FORESEEABLE FUTURE.

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WATER CUT

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WATER SUPPLY TO A NUMBER OF PREMISES IN WAN CHAI WILL BE TURNED OFF FOR FIVE HOURS FROM 1 A.M. ON WEDNESDAY (NOVEMBER 17) TO ENABLE THE WATERWORKS OFFICE TO CARRY OUT A NIGHT LEAKAGE TEST.

THE AFFECTED AREA IS BOUNDED BY ARSENAL STREET, HENNESSY ROAD, JOHNSTON ROAD, LUARD ROAD AND GLOUCESTER ROAD.

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NEW DIRECTOR OF MEDICAL AND HEALTH SERVICES

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THE DIRECTOR OF MEDICAL AND HEALTH SERVICES, DR. GERALD H. CHOA, WILL PROCEED ON PRE-RETIREMENT LEAVE NEXT JANUARY AFTER 20 YEARS' SERVICE WITH THE DEPARTMENT.

HE WILL BE SUCCEEDED BY DR. THONG KAH-LEONG, WHO IS AT PRESENT DEPUTY DIRECTOR OF MEDICAL AND HEALTH SERVICES AND WHOSE PROMOTION HAS BEEN APPROVED BY THE SECRETARY OF STATE FOR FOREIGN AND COMMONWEALTH AFFAIRS.

DR. THONG, WHO IS 48, GRADUATED M.B., B.S. FROM THE UNIVERSITY OF HONG KONG. HE IS HOLDER OF THE DIPLOMA IN PUBLIC HEALTH OF THE UNIVERSITY OF MALAYA AND A MEMBER OF THE FACULTY OF COMMUNITY MEDICINE.

AFTER 14 YEARS' SERVICE WITH THE MINISTRY OF HEALTH IN SINGAPORE WHERE HE SPECIALISED IN PUBLIC HEALTH AND COMMUNITY MEDICINE, HE JOINED THE HONG KONG MEDICAL AND HEALTH DEPARTMENT IN 1970 AS A PRINCIPAL MEDICAL AND HEALTH OFFICER AND WAS PROMOTED TO HIS PRESENT POST IN 1972. HE HAS TAKEN A SPECIAL INTEREST IN FAMILY PLANNING AND WAS INSTRUMENTAL IN BRINGING ABOUT THE INTEGRATION OF FAMILY PLANNING CLINICS INTO THE FAMILY HEALTH SERVICE. HE IS MARRIED AND HAS ONE SON AND TWO DAUGHTERS.

DR. CHOA, THE OUTGOING DIRECTOR, GRADUATED M.B., B.S. FROM THE UNIVERSITY OF HONG KONG IN 1946 AND BECAME A DOCTOR OF MEDICINE IN THE UNIVERSITY IN 1959. HE ALSO HOLDS THE DIPLOMA IN TROPICAL MEDICINE AND HYGIENE, UNIVERSITY OF LIVERPOOL. HE BECAME A MEMBER AND A FELLOW OF THE ROYAL COLLEGE OF PHYSICIANS IN 1952 AND 1968 RESPECTIVELY. HE WAS MADE A FELLOW OF THE ROYAL COLLEGE OF PHYSICIANS IN EDINBURGH IN 1972 AND A FELLOW OF THE FACULTY OF COMMUNITY MEDICINE IN 1974.

HE WAS FIRST APPOINTED TO THE MEDICAL AND HEALTH DEPARTMENT AS A MEDICAL SPECIALIST IN 1956 FOLLOWING SEVEN YEARS AS A LECTURER IN MEDICINE AT THE UNIVERSITY OF HONG KONG. HE WAS PROMOTED TO SENIOR SPECIALIST IN 1963 AND SERVED IN THAT CAPACITY UNTIL HIS APPOINTMENT AS DEPUTY DIRECTOR IN 1967. HE BECAME DIRECTOR IN 1970.

DR. CHOA HAS BEEN A MEMBER OF THE LEGISLATIVE COUNCIL SINCE 1970 AND A MEMBER OF THE EXECUTIVE COUNCIL SINCE 1972. IN ADDITION, HE HOLDS SEVERAL APPOINTMENTS IN PUBLIC AND PRIVATE INSTITUTIONS. THESE INCLUDE CONTROLLER OF THE AUXILIARY MEDICAL SERVICE, PRESIDENT OF THE HONG KONG ANTI-T.B. AND THORACIC DISEASES ASSOCIATION, CHAIRMAN OF THE BLOOD TRANSFUSION SERVICE MANAGEMENT BOARD OF THE BRITISH RED CROSS (H.K. BRANCH) AND PRESIDENT OF THE HONG KONG HEART FOUNDATION. HE WAS CHAIRMAN OF ST. JOHN'S AMBULANCE COUNCIL FROM JANUARY 1975 TO JUNE 1976. HE WAS AWARDED THE C.B.E. IN 1972.

DR. CHOA WILL TAKE UP HIS APPOINTMENT AS DEAN OF THE NEW MEDICAL SCHOOL OF THE CHINESE UNIVERSITY ON JANUARY 1, 1977.

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FIFTH ANNUAL CAREERS EXHIBITION

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THE COMMISSIONER FOR LABOUR, MR. IAN PRICE, ANNOUNCED TODAY THAT THE LABOUR DEPARTMENT'S FIFTH ANNUAL CAREERS EXHIBITION WILL OPEN AT THE KOWLOON RAILWAY STATION, HUNG HOM, ON FRIDAY (NOVEMBER 19) AT 4.30 P.M.

THE 10-DAY EXHIBITION ORGANISED BY THE DEPARTMENT'S YOUTH EMPLOYMENT ADVISORY SERVICE AIMS TO PROVIDE YOUNG PEOPLE, PARTICULARLY SECONDARY SCHOOL LEAVERS, WITH THE WIDEST POSSIBLE RANGE OF INFORMATION TO HELP THEM MAKE A CHOICE OF CAREER.

THERE WILL BE 22 EXHIBITORS FROM COMMERCE, INDUSTRY AND THE GOVERNMENT TAKING PART. EACH HAS BEEN CHOSEN TO REPRESENT OPPORTUNITIES IN HIS FIELD, AND WILL SHOW THE NATURE OF WORK, ENTRY QUALIFICATIONS, CONDITIONS OF EMPLOYMENT, TRAINING FACILITIES AND PROSPECTS.

MR. PRICE SAID : +YOUNG PEOPLE SHOULD BE ENCOURAGED TO HAVE AN INQUIRING MIND AND TO FIND OUT FOR THEMSELVES THE EMPLOYMENT OPPORTUNITIES AVAILABLE.+

+ONLY WHEN THEY HAVE OBTAINED ALL THE FACTS CAN THEY MAKE A WISE CHOICE.+

FOR THE FIRST TIME THE CAREERS EXHIBITION IS BEING HELD IN KOWLOON. AS PREVIOUSLY, THE YOUTH EMPLOYMENT ADVISORY SERVICE IS MAKING SPECIAL ARRANGEMENTS WITH SCHOOLS FOR ORGANISED GROUP VISITS. THE KOWLOON-CANTON RAILWAY, IN FULL SUPPORT OF THE EXHIBITION, IS OFFERING CONCESSIONARY RATE TO STUDENTS TRAVELLING FROM THE NEW TERRITORIES.

LAST YEAR, SOME 100,000 PEOPLE MOSTLY SECONDARY SCHOOL STUDENTS SAW CAREERS '76 AT THE CITY HALL. EVEN MORE VISITORS ARE EXPECTED THIS YEAR.

THE ACTING GOVERNOR, SIR DENYS ROBERTS, WILL OPEN CAREERS '77 AT 3.30 P.M. ON NOVEMBER 19. IT WILL BE OPEN TO THE PUBLIC FROM 4.30 P.M. ON THE SAME DAY AND DAILY FROM 9.30 A.M. TO 6.30 P.M. UNTIL IT CLOSES AT 4.30 P.M. ON NOVEMBER 28.

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TWO PRE-WAR BUILDINGS CONDEMNED

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THE BUILDING AUTHORITY TODAY DECLARED NO. 123 CONNAUGHT ROAD WEST TO BE IN A DANGEROUS CONDITION AND NO. 124 CONNAUGHT ROAD WEST LIABLE TO BECOME DANGEROUS.

THE PRINCIPAL GOVERNMENT BUILDING SURVEYOR SAID THAT THESE THREE-STORY PRE-WAR BUILDINGS HAD BEEN UNDER PERIODIC OBSERVATION SINCE 1963 WHEN EVIDENCE OF MOVEMENT OF THE REAR WALLS WAS OBSERVED.

+A RECENT INSPECTION OF NO. 123 CONNAUGHT ROAD WEST REVEALED THAT FISSURES HAVE RECENTLY BECOME MORE PRONOUNCED, INDICATING FURTHER MOVEMENT AT THE REAR OF THE BUILDING AND IT IS NOW CONSIDERED THAT THERE IS A RISK OF COLLAPSE,+ HE SAID.

CORRESPONDING MOVEMENT WAS ALSO OBSERVED INSIDE NO. 124 CONNAUGHT ROAD WEST, AND THE PARTY WALL BETWEEN NOS. 123 AND 124 CONNAUGHT ROAD WEST IS EXTENSIVELY FRACTURED.

IT IS CONSIDERED THAT THERE IS A SERIOUS RISK OF NO. 124 CONNAUGHT ROAD WEST COLLAPSING DURING OR FOLLOWING THE DEMOLITION OF NO. 123 CONNAUGHT ROAD WEST.

NOTICES OF INTENTION TO APPLY FOR CLOSURE ORDERS IN VICTORIA DISTRICT COURT AT 9.30 A.M. ON DECEMBER 13, 1976 WERE POSTED TODAY.

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H.K. CERTIFICATE OF EDUCATION EXAMINATION 1978

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SCHOOLS WISHING TO ENTER FOR THE FIRST TIME +FORM V/MIDDLE V+ CANDIDATES OR +ENGLISH ONLY+ CANDIDATES FOR THE CERTIFICATE OF EDUCATION EXAMINATION 1978 MUST APPLY BEFORE FEBRUARY 1 NEXT YEAR.

APPLICATIONS SHOULD BE SENT TO THE SECRETARY OF THE CERTIFICATE OF EDUCATION BOARD, CANTON ROAD GOVERNMENT OFFICES, 11TH FLOOR, 393 CANTON ROAD, KOWLOON.

SCHOOLS WISHING TO ENTER THEIR CANDIDATES FOR THE FIRST TIME IN PRACTICAL SUBJECTS SHOULD ALSO APPLY BEFORE FEBRUARY 1.

THE PRACTICAL SUBJECTS ARE SHORTHAND, TYPEWRITING, PHYSICS, CHEMISTRY, BIOLOGY, POTTERY, DOMESTIC SUBJECTS (COOKERY), DOMESTIC SUBJECTS (NEEDLEWORK), DRESSMAKING, WOODWORK, METALWORK, PRACTICAL ELECTRICITY, TECHNICAL DRAWING AND DESIGN AND TECHNOLOGY.

APPLICATION FORMS MAY BE OBTAINED FROM THE SECRETARY.

ENGLISH AND CHINESE HANDBOOKS OF REGULATIONS AND SYLLABUSES FOR THE 1978 EXAMINATION ARE NOW ON SALE AT THE GOVERNMENT PUBLICATIONS CENTRE, STAR FERRY CONCOURSE, HONG KONG.

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TIME TO EVALUATE YOUTH TRAINING PROGRAMMES  
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THE TIME HAS COME WHEN SOCIAL WORKERS MUST OVERCOME DIFFICULTIES AND WORK OUT APPROPRIATE EVALUATION METHODS FOR YOUTH SERVICES AND YOUTH TRAINING PROGRAMMES, THE DIRECTOR OF SOCIAL WELFARE, MR. THOMAS LEE, SAID TODAY.

HE WAS SPEAKING AT A CEREMONY MARKING THE END OF A THREE-WEEK UNADI (UNITED NATIONS ASIAN DEVELOPMENT INSTITUTE) STUDY TOUR IN WHICH 16 REPRESENTATIVES FROM HONG KONG AND SIX ASIAN COUNTRIES TOOK PART.

MR. LEE STRESSED THAT EVALUATION OF PROGRAMMES WAS ESSENTIAL THOUGH NOT ALWAYS EASY.

+IN HONG KONG WE HAVE MADE A BEGINNING OF THIS KIND OF WORK, LARGELY THROUGH THE CO-OPERATIVE EFFORTS OF GOVERNMENT AND VOLUNTARY SECTORS OF SOCIAL WELFARE,+ HE SAID.

+BUT WE NEED TO KNOW MUCH MORE AND WE NEED TO HAVE THE BENEFIT OF GROUPS LIKE YOURS WHO SEEK TO SHARE EXPERIENCES AND TO BREAK NEW GROUND IN THE AREA OF EVALUATION METHODS,+ HE ADDED.

THIS, HE POINTED OUT, WAS AN AREA WHERE EVERYONE CONCERNED WITH SOCIAL WELFARE NEED TO DEVOTE MORE ATTENTION. +IT IS NOT, FOR EXAMPLE, SUFFICIENT FOR US ONLY TO EVOLVE AND STUDY YOUTH SERVICES AND YOUTH PROGRAMMES, WE ALSO NEED TO BE ABLE TO EVALUATE HOW EFFECTIVE THESE PROGRAMMES ARE TO THE COMMUNITY.+

HE EMPHASISED THAT RESOURCES MUST BE UTILIZED EFFICIENTLY BECAUSE SOCIAL WELFARE SERVICES IN ALL COUNTRIES WOULD HAVE TO COMPETE WITH OTHER SECTORS OF PUBLIC AND PRIVATE EXPENDITURE FOR THE RESOURCES WHICH WERE NEVER UNLIMITED.

+IT IS ALSO IMPORTANT THAT WE LEARN HOW TO ASSESS AND DEMONSTRATE THE EFFECTIVENESS OF SERVICES AND TO DETERMINE THE RELATIVE EFFECTIVENESS OF DIFFERENT KINDS OF APPROACHES. THIS IS AN AREA THAT WE IN SOCIAL WELFARE HAVE SOMETIMES TENDED TO AVOID BECAUSE OF THE DIFFICULTIES INVOLVED IN MAKING EVALUATIONS,+ HE ADDED.

AT THE CEREMONY, MR. LEE PRESENTED CERTIFICATES OF PARTICIPATION TO THE 16 REPRESENTATIVES FROM INDIA, INDONESIA, MALAYSIA, PHILIPPINES, SINGAPORE, THAILAND AND HONG KONG.

THE STUDY TOUR, FOCUSED ON THE EVALUATION OF YOUTH TRAINING PROGRAMME, WAS CONDUCTED IN MANILA FROM OCTOBER 26 TO NOVEMBER 6 AND IN HONG KONG FROM NOVEMBER 7 TO TODAY.

IT AIMS TO DEVELOP AMONG YOUTH DIRECTORS AND SUPERVISORS OF YOUTH TRAINING INSTITUTES A BETTER UNDERSTANDING OF PROBLEMS AND ISSUES IN THE EVALUATION OF YOUTH TRAINING PROGRAMMES- TO STUDY AND EXPLORE ALTERNATIVE METHODS OF EVALUATION AND TO FORMULATE MORE INNOVATIVE APPROACHES AND TECHNIQUES IN EVALUATING YOUTH TRAINING PROGRAMMES.



HONG KONG HOUSING AUTHORITY 香港房屋委員會

PRESS  
RELEASE 新聞稿

Summary of a Speech made by the  
Secretary for Housing, Mr. Ian Lightbody,  
at the Luncheon Meeting of the Lions Club of Kowloon  
today (Monday, November 15th) at the Peninsula Hotel

SECRETARY FOR HOUSING OUTLINES ENORMOUS  
RESPONSIBILITIES OF HOUSING AUTHORITY

The Secretary for Housing, Mr. Ian Lightbody, today outlined the "enormous responsibilities" of the Hong Kong Housing Authority, and the very great steps it has taken since being set up in 1973.

"It is a strange fact that a statutory body which has such enormous responsibilities as the Housing Authority should manage to operate so unobtrusively that, whenever public housing matters crop up, the Press and everyone else refers to Government doing this or Government doing that in the public housing area," he said.

Mr. Lightbody, who was speaking to the Lions Club of Kowloon at their luncheon meeting, said that the Authority took up "a lot of headaches" when it was given control of the planning, construction and management of all public housing in Hong Kong.

However, the change brought one great advantage, too - for the first time public housing was being handled as a single, co-ordinated service allowing more flexible use of the whole range of its housing stock.



He said: "I believe that one of the worst features of the old public housing arrangements was the immobility of tenants; once you had been allocated a flat, usually at a very tight space standard, there you stayed regardless of what happened to your family size or to your income."

The new set up allowed many such families who had become more prosperous to "trade up" to bigger and better flats in the newer estates, albeit at higher rents.

"There has been an encouraging response to this move and I am sure that the process will quicken as more and more tenants realise the good sense of seizing this opportunity to improve their family life," he said.

Such a move helped not only the family concerned but a less well-off family, which could then be allocated the original family's low-rent flat.

Mr. Lightbody praised the contribution made to the Authority's work by the 13 Unofficial Members who, with official members and staff of the Housing Department, serve on the Authority's functional committees comprising the Building Committee, the Management Committee, the Operations Committee, the Finance Committee and the Appeals Committee.



HONG KONG HOUSING AUTHORITY 香港房屋委員會

PRESS  
RELEASE

新聞稿

Speech by the Secretary for Housing  
Mr. I.M. Lightbody  
at the Lions Club of Kowloon  
at the Peninsula Hotel on 15th November 1976

Mr. President and Members:

When I was invited to speak to you today my original reaction was to talk about housing problems in Hong Kong but I finally decided instead to speak about the Housing Authority and how it is organised to discharge its various duties, and what these duties include. It is a strange fact that a statutory body which has such enormous responsibilities as the Housing Authority should manage to operate so unobtrusively that whenever public housing matters crop up, the press and everyone else refers to Government doing this, or Government doing that in the public housing area. The fact is that the Government decided in 1972 to set up this Housing Authority under Ordinance to take over the planning, construction and management of all public housing in Hong Kong, including all the old estates which were vested in the new Authority. I need hardly add that the Authority took up a lot of headaches in the process but there is one respect in which it is much better placed than any of its predecessor organisations to manage the public housing stock on a sensible basis. You will remember that before 1973 public housing fell into several distinct categories managed by different bodies, and in one case the managing body was totally separate from the <sup>planning and</sup> construction body. Since 1973 public housing has for the first time been handled as a single, co-ordinated service and the great advantage of this is that the Authority can as a matter of policy make positive arrangements for a more flexible use of the whole range of its housing stock. I believe that one of the worst features of the old public housing arrangements was the

/immobility ...

immobility of tenants; once you had been allocated a flat, usually at a very tight space standard, there you stayed regardless of what happened to your family size or to your income. Because they have been living in public housing for so many years at such very low rents, many families have - I am glad to say - become more prosperous and can afford, and want better, living accommodation than they have now. However, many of them cannot afford to rent or buy a flat in the private sector and still need some measure of aid to acquire a bigger flat. The Housing Authority is positively encouraging this sort of trading up by inviting families in this category who are living in unsatisfactory conditions in the old estates, to apply for higher-rent flats in the new estates, with their greatly improved standards. There has been an encouraging response to this move and I am sure that the process will quicken as more and more tenants realise the good sense of seizing this opportunity to improve their family life. But the advantages go much further than simply benefiting the outgoing tenant. By moving to a new flat he has released a low-rent flat for reallocation to a less well-off family.

In the past when squatter families were being cleared from Crown land needed for development, it was the invariable practice to rehouse them all as far as possible in the same newly-built estate and this reflected the administrative arrangements then in force by which clearance work was done by the same body managing the old resettlement estates; the family being cleared was given no choice, even if they could afford something better. Nowadays we try to be more flexible and when an area is cleared the widest possible choice of public housing is offered to the clearers. Now some of these clearers will not be able to afford the higher rents charged for the much better type of accommodation provided in the new estates and for them the trading-up scheme which I have just mentioned provides a solution to their problems. The vacated flat, at a low rent, can be offered to them. This seems to be a sensible use of the Housing Authority's stock, covering as it does a wide range of rentals.

/The Housing Authority ...

The Housing Authority has a total membership of 21 and 13 of these <sup>are</sup> Unofficial Members appointed by the Governor. 8 of these 13 are Urban Councillors who had extensive experience of public housing in past years when members of the Urban Council were also automatically members of the former Housing Authority. That Authority built on a limited scale but built well. Its management standards were of a very high order, and the new Housing Authority has been fortunate indeed in inheriting these well-built and well-run estates - so very different from the old resettlement estates. The membership of the Authority includes several members of the Legislative Council who have had a deep, personal interest in public housing for many years.

To turn now to how the Housing Authority organises its work, there are several functional committees which enjoy delegated authority to do what is necessary in their respective fields. Perhaps I could mention first the Building Committee. This Committee has an Unofficial Chairman, as do all the Authority's Committees, and it carries very heavy responsibilities in approving new estate plans and in letting contracts for expenditure of a very large order indeed. This expenditure runs to hundreds of millions of dollars each year and the Authority is fortunate to have such a conscientious and hard-working Committee to accept these onerous duties. Perhaps I could give some indication of what it does by looking at the agenda of a recent Building Committee meeting. At this meeting, it accepted tenders for piling work for two new housing blocks at the Shek Kip Mei redevelopment scheme, where we have already rehoused about half of a total of 60,000 persons living in that old and overcrowded estate. It also discussed the Housing Department's proposals for layouts for the redevelopment of Chai Wan and Tai Hang Tung Estates. At Chai Wan, this is the first stage of a complete replacement of this old and overcrowded estate and involves the construction of 4 blocks of flats, to house over 5,000 persons, and a commercial block. This will let the Authority get on with the redevelopment of the Chai Wan Estate, the population densities in which will be reduced /eventually ...

eventually from the present 1,500 persons per acre to about 1,200 persons per acre, with a full range of commercial, educational and community facilities. I might mention that in this particular redevelopment the Authority owes its thanks to the Urban Council for handing over a small playground area to allow of a better building layout. This will eventually result in a much improved provision of playground facilities and there will be 4 acres of recreational space in the final layout as against the present 1½ acres. The capital cost of this first stage is \$18 million.

The Tai Hang Tung redevelopment proposals which the Committee studied provide for a third phase of reprovisioning at this old estate. Construction work on the first phase, providing several new blocks of flats, is going ahead and will be completed next July, while piling work for the second phase should be finished next month. These initial phases when finished by September 1979 will provide self-contained flats for about 12,000 people. This is a very overcrowded estate indeed with a present density of about 1,800 persons per acre. The new density will be about 1,100 persons per acre, with a very generous provision of open space. The capital cost of these first three phases will be about \$54 million.

Another exciting scheme which the Building Committee approved at its last meeting was the first stage layout of a new Housing Authority estate at Area 27 of Tuen Mun. By the Authority's standards this is a small estate, for about 9,000 people, and will be completed by 1979/80 at a cost of about \$35 million. There is already a very large estate under construction for the Authority at Tuen Mun by the Public Works Department; this is the Tai Hing Estate, the first stage of which will house about 26,000 persons.

The Building Committee also awarded at that meeting a number of contracts to tenderers for the provision of lifts in the new estate at Ngau Chi Wan - the 12 lifts in this estate will cost over \$3 million - and for metal doors and other fittings in the new Lai Yiu Estate and the Wah Fu Extension.

/Then we have ...

Then we have the Management Committee which handles the biggest volume of papers every year and has so far this year received over 280 papers. It determines management policies for the Authority's 50-odd estates, housing close on 2 million people, and I am sure you will agree that this by any standards is an awesome responsibility. There is of course a very wide range of conditions in the Authority's estates and management headaches are concentrated in the older estates where there was little or no provision made for marketing and other essential local facilities, and where the flats were allocated at a very tight space standard which was made worse over the years by additions to the families. The answer to these problems is the complete redevelopment of the old estate areas but there are about 250 such blocks, housing up to half a million people, and this process will inevitably take time, perhaps as much as 15 years.

The Management Committee is involved in determining eligibility criteria for public housing and in laying down the rules for allocation of flats to families. It also keeps an eye on the stock of empty public housing flats to ensure that none are kept vacant unnecessarily; but with so many flats required to house former squatter families who have to leave Crown land to make way for development, it is inevitable that substantial numbers of flats have to be kept in reserve for such clearances, and the timing of these clearances is not under the control of the Housing Authority.

Maintenance is a vital part of estate management and here the Management Committee keeps a watchful eye on the work of the Housing Department's Maintenance Section in the estates. All departmental activities, by this and other sections, are regularly reported to the Management Committee.

It is the Management Committee which determines rents, both domestic and commercial, for new estates on first letting and for rent revisions for existing estates. Domestic rents are of course heavily subsidised and will always be so because the Authority is there to cater for the lower-income groups.

/But for ...

But for commercial rents the Authority very properly aims to charge the full market value for its properties. There is no reason in the world why shopkeepers and other businessmen should expect to enjoy subsidised rents for shop premises and the like. They naturally expect to charge the market price for their goods, and will always do so, even if they paid no rent; a subsidy in this situation is thus out of the question and it is of course a condition of the shop tenancy agreement, which normally runs for three years, that the Authority is free to revise the rent when the tenancy period expires.

Then there is the Operations Committee which oversees the Housing Department's work on the control of squatting and the clearance of squatters, and along with the Management Committee it determines annual quotas for the allocation of public housing to various categories of families, the largest being those cleared from Crown land to make way for permanent development. The Committee also oversees the management of Licensed Areas. These are a form of temporary public housing for those who have a housing problem but for one reason or another cannot be offered a flat in a public housing estate. The Authority has greatly improved living conditions in these Licensed Areas and the new ones are a world apart from the old Licensed Areas.

The clearance of Crown land is a delicate operation and the Housing Department's staff have shown great ability and tact in this field. It is very much to their credit that such large tracts of land have been cleared virtually without incident, year after year, to enable Hong Kong's development to proceed smoothly. An important aspect of clearance work is the payment of cash compensation to commercial or industrial squatter operators involved in these clearances, and the Operations Committee has to keep the levels of cash compensation under constant review to ensure that they do justice both to the person cleared and the taxpayers. After all these clearances have been occupying Crown land illegally and free of charge for years and you might say their good luck has now run out. Some of them

/of course ...

of course are very marginal operators, who have stayed in business only because they were not exposed to normal business overheads.

Then there is the Finance Committee which prepares the Authority's budget each year and checks on the expenditure performance throughout the year.

Finally and not least I must mention the Appeals Committee which, like all the others, has an Unofficial Chairman. It is a statutory committee **created** by the Housing Ordinance and its job is to deal with appeals made to it by persons whose tenancies have been cancelled for breach of the tenancy **terms**. These cases generally concern families which have got accommodation elsewhere and leave their public housing flats empty, as well as families which improperly sublet their public housing flat to a third party, often for a substantial profit. This Committee does a very essential job and ensures that no injustice is done in the process of recovering flats which are not being properly used.

I have spoken for rather longer than I had hoped but I trust that this look into the workings of the Housing Authority will give some better understanding of what it is all about and the problems it faces.

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