



# DAILY INFORMATION BULLETIN

MONDAY, MAY 21, 1979

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PRESENTATION OF INSIGNIA

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SIXTY-SEVEN PEOPLE DECORATED BY THE QUEEN FOR SERVICES TO THE COMMUNITY RECEIVED THEIR INSIGNIA FROM THE GOVERNOR, SIR MURRAY MACLEHOSE, AT A PRESENTATION CEREMONY IN GOVERNMENT HOUSE THIS (MONDAY) EVENING.

THE FOLLOWING IS THE LIST OF INSIGNIA RECIPIENTS:

C.M.G. (COMPANION OF THE ORDER OF ST. MICHAEL AND ST. GEORGE)

THE HONOURABLE DEREK JOHN CLAREMONT JONES

C.B.E. (COMMANDER OF THE ORDER OF THE BRITISH EMPIRE)

THE HONOURABLE LI FOOK-WO

MR. LO KWEE-SEONG

O.B.E. (OFFICER ORDER OF THE BRITISH EMPIRE)

THE REV. THE HON. JOYCE MARY BENNETT

THE HONOURABLE CHEN SHOU-LUM

MR. HARI NAROOMAL HARILELA

MR. HO TIM

DR. BOBBIE MADELAINE FLORENCE KOTEWALL

M. PIERRE MARDULYN

I.S.O. (IMPERIAL SERVICE ORDER)

MR. RICHARD OFFICER MACKIE

DR. ALBERT JOHN NUTTEN

MR. WONG U-LAM

/M.B.E. ....

M.B.E. (MEMBER OF THE ORDER OF THE BRITISH EMPIRE)

MR. AU-YEUNG SHIU-MAN  
MR. E.A. BELLARS  
MR. CHENG ENG-KUAN  
MR. CHEUNG YEE  
MR. FUNG YUE-KEUNG  
MR. LEE SAI-HUEN  
MR. PAUL LIM HOW-PING  
MRS. JUNE PATRICIA PICKFORD  
MRS. KITTY SIU HON-SUM

M.B.E. (M) (MEMBER OF THE ORDER OF THE BRITISH EMPIRE) / (MILITARY DIVISION)

MAJOR NOSHIR PHEROZ PAVRI

B.E.M. (BRITISH EMPIRE MEDAL)

MR. CHENG YUK-LAM  
MR. KWOK KWONG-TIN  
MR. LAI CHEUNG  
MR. MUI SIE-MUN  
MR. SHIU KWOK-KWAN  
MR. SIU FOOK-CHUEN  
MR. SIU YU-HONG  
MR. WONG KEI  
MR. YEUNG MAN-HON

B.E.M. (M) (BRITISH EMPIRE MEDAL) (MILITARY DIVISION)

WO II JOSEPH ARMSTRONG  
MR. LEUNG TING-TO  
SERGEANT CYRIL FREDERICK WARD  
WO II CHRISTOPHER STANLEY WILSON

I.S.M. (IMPERIAL SERVICE MEDAL)

MR. CHAN KWONG-HON  
MR. CHAN WING-SAM  
MR. WONG THEE-CHEUNG

C.P.M. (COLONIAL POLICE MEDAL)

MR. PETER CHAN YICK-SHEUNG  
MR. CHU CHI-LEUNG  
MR. FONG CHUNG-BOON  
MR. JOHN FRANCIS GREENE  
MR. JOHN GODFREY GUY  
MR. HO KING-KONG  
MR. JOHN GILLEAN MANSELL  
MRS. NG CHAN CHUI-FONG  
MR. NG CHUEN-CHUNG  
MR. PANG TAK-SUM  
MR. YEUNG PO-KWAN

BADGE OF HONOUR

MR. CHAN KOON-SHING  
MR. CHAN KWOK-KIT  
MR. CHAN KWONG-CHUEN  
MR. CHAN PING-KWUN  
MR. CHEUNG KAM-HUNG  
MR. CHEUNG KOK-SAU  
MR. LEE HOK-MING  
MR. LEUNG SIK-WAH  
MRS. LI CHENG KIT-HOI  
MR. TSOI YUK-WA  
MR. WAI SIU-CHOW  
MR. WONG KWAI-LUK

QUEEN'S COMMENDATION FOR BRAVE CONDUCT

P C CHAU KWONG-TAK

P C NG CHUN-HUNG

P C TANG KWOK-FUNG

SERGEANT TO KWOK-CHIU

ORDER OF ST. JOHN (OFFICER, BROTHER)

MR. PETER NG PING-KIN

ORDER OF ST. JOHN (SERVING BROTHER)

MR. D. SHING-CHEONG KOO

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PROPERTY REVIEW 1979  
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COPIES OF THE RATING AND VALUATION DEPARTMENT'S 1979 PROPERTY REVIEW PUBLISHED TODAY (MONDAY) MAY BE OBTAINED FROM THE GOVERNMENT PUBLICATIONS CENTRE.

COMMENTING ON THE REVIEW -- AVAILABLE AT \$50 EACH -- THE COMMISSIONER OF RATING AND VALUATION, MR. R.A. FRY SAID THAT 1978 HAD BEEN ANOTHER EXTREMELY ACTIVE YEAR FOR THE PROPERTY MARKET.

COMPLETIONS IN 1978 AMOUNTED TO A RECORD 2.71 MILLION SQUARE METRES, UP 17 PER CENT ON 1977, AND A FURTHER 30 PER CENT INCREASE IS FORECAST FOR 1979.

THE SUPPLY OF PRIVATE DOMESTIC ACCOMMODATION LAST YEAR AT 26,230 UNITS SHOWED A 25 PER CENT INCREASE ON THE 1977 FIGURE OF 20,870 UNITS. FURTHER INCREASES ARE FORECAST FOR 1979 AND 1980 WITH COMPLETIONS OF OVER 30,000 AND 31,000 NEW UNITS RESPECTIVELY.

MOREOVER, BASED ON KNOWN PROJECTS ONLY, THE PRELIMINARY FORECAST FOR 1981 IS FOR AT LEAST 25,000 UNITS.

THE PRODUCTION OF SMALLER UNITS CONTINUES TO PREDOMINATE, WITH 80 PER CENT OF THE YEAR'S SUPPLY BEING UNDER 60 SQUARE METRES. THE MOST POPULAR SIZE RANGE WAS 30 TO 39.9 SQUARE METRES, INTO WHICH 7,130 UNITS, OR 27 PER CENT OF THE YEAR'S SUPPLY FITTED.

/MR. FRY .....

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MR. FRY SAID THE SUPPLY OF LARGE FLATS AT ONLY 170 UNITS WAS VERY DISAPPOINTING AND HAD EXACERBATED THE ALREADY NOTED ACUTE SHORTAGE.

TOTAL DOMESTIC VACANCIES AT DECEMBER 1978 WERE AROUND 9,300 UNITS, SLIGHTLY DOWN ON THE PREVIOUS YEAR. HOWEVER, THE COMMISSIONER SAID THAT AS THESE REPRESENTED ONLY SOME TWO PER CENT OF STOCK, THEY WERE NOT SIGNIFICANT.

RENTALS IN ALL DOMESTIC CLASSES INCREASED SIGNIFICANTLY DURING 1978, WITH AVERAGE INCREASES OF 14 PER CENT TO 20 PER CENT ON 1977 FIGURES. MOREOVER, THE SITUATION CHANGED RAPIDLY TOWARDS THE END OF THE YEAR, AND FIGURES RECORDED IN THE FOURTH QUARTER WERE UP CONSIDERABLY ON THE EARLIER FIGURES.

MR. FRY NOTED THAT, WITH THE EXPANSION OF HONG KONG AS AN INTERNATIONAL FINANCIAL AND COMMERCIAL CENTRE, THE DEMAND FOR ACCOMMODATION BY OVERSEAS NATIONALS RE-LOCATING HERE IS RESULTING IN AN EVER INCREASING DEMAND FOR WHAT IS TERMED LUXURY-CLASS ACCOMMODATION.

THE SALES MARKET WAS ALSO EXTREMELY BUOYANT IN 1978 AND SUBSTANTIAL INCREASES RANGING FROM 20 PER CENT TO 38 PER CENT OVER 1977 WERE RECORDED FOR DOMESTIC CLASSES.

THE SUPPLY OF RETAIL SHOP SPACE AT 131,000 SQUARE METRES WAS ROUGHLY THE SAME AS IN 1977, BUT SUBSTANTIAL INCREASES ARE FORECAST FOR 1979 AND 1980.

VACANCIES WERE UP SOME 34 PER CENT ON THE PREVIOUS YEAR, BUT THE COMMISSIONER EXPLAINED THAT THIS WAS NOT PARTICULARLY SIGNIFICANT AS A LARGE PROPORTION WAS CONTAINED IN SEVERAL LARGE BUILDINGS WHICH WERE ONLY COMPLETED TOWARDS THE END OF THE YEAR.

IN RESPECT OF OFFICE ACCOMMODATION, MR. FRY SAID THAT FOR GOOD LOCATIONS, +WE HAVE GONE FROM A STATE OF PLENTY TO SCARCITY.+

THE YEAR'S SUPPLY AT 185,000 SQUARE METRES WAS 30 PER CENT DOWN ON 1977, AND THE LOWEST AMOUNT COMPLETED SINCE 1970.

SOME 28 PER CENT OF COMPLETIONS WERE IN WAN CHAI WHICH ACTUALLY EXCEEDED THE COMBINED SUPPLY OF CENTRAL AND TSIM SHA TSUI DISTRICTS.

+WITH A LESSER SUPPLY IN 1979 THE POSITION IS UNLIKELY TO IMPROVE MUCH, BUT THE BALANCE SHOULD SWING AGAIN IN 1980, WHEN A RECORD AMOUNT OF OVER 300,000 SQUARE METRES IS FORECAST FOR COMPLETION,+ HE SAID.

THE TAKE-UP OF OFFICE ACCOMMODATION WAS A RECORD 293,200 SQUARE METRES. MR. FRY NOTED THAT THIS WAS THE THIRD YEAR RUNNING THAT TAKE-UP HAD EXCEEDED 200,000 SQUARE METRES.

VACANCIES AT 131,000 SQUARE METRES ARE AT THEIR LOWEST SINCE 1974, AND DOWN SOME 45 PER CENT ON 1977 FIGURES. THE POSITION WAS PARTICULARLY MARKED IN GRADE B OFFICES, DOWN 61 PER CENT.

/RENTS HARDENED .....

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RENTS HARDENED OVER THE YEAR BUT OVERALL INCREASES WERE GENERALLY MODEST. MR. FRY SAID THAT 1979'S REDUCED SUPPLY SEEMS LIKELY TO FORCE RENTS UP, BUT THIS SHOULD BE ARRESTED BY THE EXPECTED GREATLY INCREASED SUPPLY IN 1980.

HE HOPED TO SEE A FAIRLY ORDERLY PROGRESSION OF RENTS AND NOT A DRIVE TO TAKE ADVANTAGE OF WHAT LOOKS LIKELY TO BE A FAIRLY SHORT TERM SITUATION.

PERHAPS THE MOST SIGNIFICANT FEATURE SHOWN IN THE REVIEW CONCERNS THE SUPPLY OF FLATTED FACTORY ACCOMMODATION. COMPLETIONS IN 1978 WERE A RECORD 1.1 MILLION SQUARE METRES, NEARLY ONE-THIRD UP ON THE PREVIOUS YEAR'S HIGH. A FURTHER 1.47 MILLION IS FORECAST FOR 1979 AND 1.1 MILLION SQUARE METRES IN 1980.

THIS MASSIVE ACCRETION OF 3.7 MILLION SQUARE METRES OVER A PERIOD OF THREE YEARS, SAID MR. FRY, WILL HAVE THE EFFECT OF INCREASING THE TOTAL STOCK POSITION FOR THIS CLASS OF ACCOMMODATION BY SOME 50 PER CENT.

ALMOST HALF OF THE YEAR'S SUPPLY WAS IN THE NEW TERRITORIES, AND IN 1980 THE PROPORTION ATTRIBUTABLE TO THIS AREA IS LIKELY TO APPROACH 75 PER CENT.

OVER 60 PER CENT OF THE SUPPLY COMPRISED SMALL UNITS OF LESS THAN 200 SQUARE METRES. MR. FRY NOTED, HOWEVER, THAT VERY FEW WERE LESS THAN 50 SQUARE METRES, A SIZE WHICH COULD PROVE USEFUL ALTERNATIVE ACCOMMODATION FOR THOSE LIGHT INDUSTRIAL ENTERPRISES LOCATED IN DOMESTIC-COMMERCIAL BUILDINGS.

NOT UNEXPECTEDLY WITH SUCH A SUPPLY, VACANCIES INCREASED TO 472,800 SQUARE METRES. HOWEVER, THIS DOES NOT INDICATE ANY LESSENING OF DEMAND, SAID THE COMMISSIONER, POINTING OUT THAT A RECORD AMOUNT OF OVER ONE MILLION SQUARE METRES HAD BEEN TAKEN UP OVER THE YEAR, I.E. MORE THAN 2-1/2 TIMES THE AVERAGE ANNUAL TAKE UP, 1974-77.

ALTHOUGH RENTS AND SALE PRICES INCREASED BY 17 PER CENT AND 19 PER CENT, RESPECTIVELY, OVER 1977, MR. FRY SAID THAT THE INCREASED VACANCY POSITION AND THE CONTINUING HIGH SUPPLY SHOULD HAVE A RESTRAINING EFFECT.

INDEED, HE NOTED THAT IN CERTAIN AREAS THERE WERE CLEAR SIGNS OF A LOWERING OF RENTS FROM FORMER PEAK LEVELS.

THE FOLLOWING ARE THE MAIN STATISTICS IN THE PRIVATE SECTOR FOR THE YEARS 1977 AND 1978 TOGETHER WITH FORECAST FIGURES FOR 1979 AND 1980:

FORECAST .....

FORECASTDOMESTIC

		<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>
SUPPLY IN YEAR	UNITS	20,870	26,230	30,335	31,270
TOTAL VACANT AT DECEMBER OF YEAR *	" "	9,500	9,300	-	-

SHOPS

SUPPLY IN YEAR	SQUARE METRES	130,000	131,000	155,200	196,600
TOTAL VACANT AT DECEMBER OF YEAR	" "	91,700	122,500	-	-

OFFICES

SUPPLY IN YEAR	" "	267,600	185,400	160,000	318,900
TOTAL VACANT AT DECEMBER OF YEAR	" "	238,800	131,000	-	-

MISCELLANEOUS COMMERCIAL

SUPPLY IN YEAR	" "	130,900	80,700	102,800	96,900
TOTAL VACANT AT DECEMBER OF YEAR	" "	137,200	108,200	-	-

FLATTED FACTORIES

SUPPLY IN YEAR	" "	826,100	1,091,500	1,470,200	1,138,800
TOTAL VACANT AT DECEMBER OF YEAR	" "	383,900	472,800	-	-

STORAGE

SUPPLY IN YEAR	" "	126,200	95,400	256,300	101,200
TOTAL VACANT AT DECEMBER OF YEAR	" "	36,400	32,200	-	-

NOTE: FIGURES RELATE TO ALL RATED AREAS.

\* BASED ON SAMPLE SURVEY.

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STATUTORY HOLIDAY ON TUEN NG FESTIVAL

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THE COMMISSIONER FOR LABOUR, MR. NEIL HENDERSON, TODAY (MONDAY) REMINDED EMPLOYERS THAT WEDNESDAY, MAY 30, -- THE TUEN NG (DRAGON BOAT) FESTIVAL -- IS ONE OF THE 10 STATUTORY HOLIDAYS APPOINTED UNDER THE EMPLOYMENT ORDINANCE.

MR. HENDERSON EMPHASISED THAT THE PROVISIONS OF THE EMPLOYMENT ORDINANCE APPLIED TO ALL EMPLOYEES WHEREVER THEY MAY WORK.

UNDER THE ORDINANCE, ALL MANUAL EMPLOYEES WITHOUT DISTINCTION, INCLUDING DOMESTIC SERVANTS, IRRESPECTIVE OF THEIR EARNINGS AND ALL NON-MANUAL EMPLOYEES EARNING NOT MORE THAN \$3,500 A MONTH, ARE ENTITLED TO THE HOLIDAY.

THEY MUST ALSO BE PAID FOR THE DAY OFF IF THEY HAVE WORKED CONTINUOUSLY FOR THEIR EMPLOYERS FOR THREE MONTHS IMMEDIATELY PRECEDING THE STATUTORY HOLIDAY.

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

IF THE ALTERNATIVE HOLIDAY IS TO BE GRANTED BEFORE THE STATUTORY HOLIDAY, THE EMPLOYER MUST NOTIFY THE EMPLOYEE 48 HOURS IN ADVANCE OF THE ALTERNATIVE HOLIDAY.

IN THE CASE WHERE AN ALTERNATIVE HOLIDAY IS TO BE GIVEN AFTER THE STATUTORY HOLIDAY, THE EMPLOYEE MUST BE NOTIFIED OF THE ARRANGEMENT AT LEAST 48 HOURS BEFORE THE STATUTORY HOLIDAY.

IF BOTH EMPLOYER AND EMPLOYEE AGREE, ANY DAY WITHIN 30 DAYS OF A STATUTORY HOLIDAY OR ALTERNATIVE HOLIDAY MAY BE TAKEN BY THE EMPLOYEE AS A SUBSTITUTED HOLIDAY.

COMPLAINTS OR ENQUIRIES ABOUT STATUTORY HOLIDAYS MAY BE MADE TO THE NEAREST BRANCH OFFICE OF THE LABOUR RELATIONS SERVICE.

THE TELEPHONE NUMBERS ARE: FOR KOWLOON EAST 3-205638= KOWLOON WEST 3-201652= KWUN TONG 3-898520= TSUEN WAN 12-422096= TUEN MUN 12-818443 EXT. 82 AND HONG KONG ISLAND 5-282523 EXT. 60.

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DANGEROUS BUILDINGS

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THE BUILDING AUTHORITY TODAY (MONDAY) DECLARED NOS. 20, 22, 28, 30 AND 34 AMOY STREET TO BE IN A DANGEROUS CONDITION AND NOS. 24, 26 AND 32 AMOY STREET LIABLE TO BECOME DANGEROUS.

A SPOKESMAN FOR THE BUILDINGS ORDINANCE OFFICE SAID THIS GROUP OF THREE STOREY PRE-WAR BUILDINGS HAD BEEN UNDER PERIODIC OBSERVATION FOR SEVERAL YEARS AND HAD RECENTLY BEEN RE-SURVEYED.

HE SAID NOS. 20, 22, 28, 30 AND 34 AMOY STREET WERE FOUND TO HAVE DETERIORATED BADLY AND IN PARTICULAR FRACTURES IN THE LOAD-BEARING WALLS HAD BECOME MORE PRONOUNCED INDICATING ACTIVE MOVEMENT.

+AS IT IS CONSIDERED THAT THERE IS A SERIOUS RISK OF COLLAPSE IT IS NECESSARY TO CLOSE AND DEMOLISH THESE BUILDINGS,+ HE SAID.

AS NOS. 24, 26 AND 32 AMOY STREET WOULD BE ADVERSELY AFFECTED IN THE EVENT OF A COLLAPSE OR BY THE DEMOLITION OF THE ADJOINING BUILDINGS IT IS ALSO CONSIDERED NECESSARY TO CLOSE THESE BUILDINGS.

NOTICES OF INTENTION TO APPLY FOR CLOSURE ORDERS IN VICTORIA DISTRICT COURT AT 9.30 A.M. ON JUNE 18 WERE POSTED TODAY.

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OPENING OF KENNEDY TOWN C.D.O. SUB-OFFICE

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MRS. MABEL HAYES, CITY DISTRICT COMMISSIONER, HONG KONG, WILL OFFICIATE AT THE OPENING OF THE NEW KENNEDY TOWN SUB-OFFICE OF THE CENTRAL AND WESTERN CITY DISTRICT OFFICE TOMORROW (TUESDAY).

IT WILL PROVIDE A FULL RANGE OF SERVICES, INCLUDING PUBLIC ENQUIRIES AND ADMINISTRATION OF STATUTORY DECLARATIONS, TO THE 80,000 PEOPLE IN THE AREA.

THE SUB-OFFICE IS ON THE GROUND FLOOR OF 82 BELCHER'S STREET AND THE TELEPHONE NUMBER IS 5-487842.

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NOTE TO EDITORS:

YOU ARE INVITED TO SEND REPRESENTATIVES TO COVER THE OPENING OF THE NEW KENNEDY TOWN SUB-OFFICE OF THE CENTRAL AND WESTERN CITY DISTRICT OFFICE AT 82 BELCHER'S STREET, TOMORROW (TUESDAY) AT 9.45 A.M. MRS MABEL HAYES, CITY DISTRICT COMMISSIONER, HONG KONG, WILL OFFICIATE.

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RETIREMENT GIFT FOR WATER ENGINEER

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THE DIRECTOR OF WATER SUPPLIES, MR. WILLIAM TUCKER, ON BEHALF OF HIS COLLEAGUES, TODAY (MONDAY) PRESENTED A SOUVENIR TO THE GOVERNMENT WATER ENGINEER, MR. HERBERT WOODTHORPE WHO IS RETIRING AFTER 21 YEARS OF SERVICE WITH THE DEPARTMENT.

SPEAKING AT THE PRESENTATION CEREMONY, MR. TUCKER SAID THAT MR. WOODTHORPE HAD BEEN INVOLVED DIRECTLY OR INDIRECTLY IN THE CONSTRUCTION OF MAJOR PROJECTS SUCH AS THE HIGH ISLAND WATER SCHEME AND THE LOK ON PAI DESALTER.

REFERRING TO ACTIVITIES OUTSIDE THE DEPARTMENT, HE SAID MR. WOODTHORPE HAD SPENT 19 YEARS IN THE ROYAL AUXILIARY POLICE FORCE, ACHIEVING THE RANK OF SUPERINTENDENT.

HIS SERVICES WERE RECOGNISED BY THE AWARD OF THE COLONIAL POLICE MEDAL IN 1972.

THE DIRECTOR CONGRATULATED MR. WOODTHORPE ON A JOB WELL DONE, ADDING THAT HIS PROFESSIONAL ABILITY AND CONSCIENTIOUS APPLICATION HAD CONTRIBUTED GREATLY TO THE EXPANSION OF THE WATERWORKS OVER THE PAST 21 YEARS AND HIS DEPARTURE WOULD INDEED BE A LOSS TO THE DEPARTMENT.

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WATER CUT

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THE WATER SUPPLIES DEPARTMENT ANNOUNCED TODAY (MONDAY) THAT FRESH WATER SUPPLY TO A NUMBER OF PREMISES IN TAI HANG ROAD WILL BE SUSPENDED FOR SEVEN HOURS FROM 11 P.M. ON WEDNESDAY TO 6 A.M. THE FOLLOWING DAY FOR NIGHT LEAKAGE TESTS.

THE AREA AFFECTED IS BOUNDED BY MOUNT BUTLER QUARRY ROAD, MOORSOM ROAD, PERKINS ROAD, COOPER ROAD AND WILSON ROAD INCLUDING CREASY ROAD, HENDERSON ROAD, GOLDSMITH ROAD, PURVES ROAD AND PRICE ROAD.

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