



DAILY INFORMATION BULLETIN

SUNDAY, AUGUST 8, 1976

HK'S SHORELINES EXPAND THROUGH RECLAMATION *****

ONE MILLION PEOPLE IN HONG KONG - A QUARTER OF THE POPULATION - LIVE ON LAND THAT WAS ONCE THE EXCLUSIVE DOMAIN OF CHINESE FISHING JUNKS.

ALTOGETHER, 1,628 HECTARES OR NEARLY 18 SQUARE KILOMETRES OF LAND, HAVE BEEN RECLAIMED FROM THE SEA SINCE HONG KONG WAS FOUNDED.

MOST OF THE NEW LAND WAS FORMED SINCE WORLD WAR II WITH TOTAL COSTS ESTIMATED AT OVER HK\$1,000 MILLION. THIS ENORMOUS EXPENDITURE, AND THE SHEER SIZE OF THE EXERCISE, MAKE IT ONE OF THE MOST AMBITIOUS RECLAMATION PROJECTS CARRIED OUT ANYWHERE IN THE WORLD.

MANY OF HONG KONG'S MAJOR BUILDINGS AND FACILITIES ARE SITUATED ON RECLAIMED LAND. THESE INCLUDE KAI TAK INTERNATIONAL AIRPORT, THE NEW RAILWAY TERMINAL, THE MAMMOTH CONTAINER BERTH COMPLEX AT KWAI CHUNG AND MUCH OF THE INDUSTRIAL SATELLITE CITY OF KWUN TONG.

THE GREATER PART OF THE CITY'S CENTRAL COMMERCIAL DISTRICT ON HONG KONG ISLAND ALSO STANDS ON LAND RECLAIMED FROM THE SEA. IN THIS AREA, ONE OF ASIA'S TALLEST BUILDINGS -- THE 52-STORY CONNAUGHT CENTRE -- RISES FROM LAND RECLAIMED AS RECENTLY AS 1965.

FURTHER EXTENSIVE RECLAMATION WORKS ARE CURRENTLY UNDERWAY AND STILL OTHERS ARE AT THE PLANNING STAGE. THREE HUGE +NEW TOWNS+, DUE FOR COMPLETION IN THE COMING DECADE, ARE BEING BUILT LARGELY ON LAND RECLAIMED FROM HONG KONG'S HARBOURS AND BAYS. THESE RECLAMATION PROJECTS ARE DIRECTED BY THE PUBLIC WORKS DEPARTMENT (P.W.D.), PRINCIPALLY THROUGH ITS PORT WORKS DIVISION, HEADED BY CHIEF ENGINEER MR. H.R.A. CHAMBERLAIN. MR. CHAMBERLAIN ESTIMATES CURRENT AVERAGE COSTS OF RECLAMATION OPERATIONS AT HK\$1 MILLION PER ACRE.

HONG KONG IS FORCED INTO THIS EXPENSIVE UNDERTAKING BY THE DUAL PRESSURES OF POPULATION GROWTH AND A DYNAMICALLY-EXPANDING INDUSTRIAL BASE. WITH A TOTAL LAND AREA OF ONLY 1,046 SQUARE KILOMETRES AND ALMOST 4.5 MILLION PEOPLE, IT IS ONE OF THE MOST DENSELY-POPULATED PLACES IN THE WORLD.

/LAND

SUNDAY, AUGUST 8, 1976

- 2 -

LAND RECLAMATION IS THE OBVIOUS SOLUTION - AND IN HONG KONG THIS CAN LITERALLY MEAN MOVING MOUNTAINS. FOR, UNLIKE MOST COUNTRIES WHICH HAVE CARRIED OUT RECLAMATION WORKS, HONG KONG CAN MAKE ONLY LIMITED USE OF SEABED DREDGE MATERIAL FOR FILL. ITS SEABED IS LARGELY COMPRISED OF MUD AND SILT, SO MASSIVE EARTHWORKS ARE SOMETIMES REQUIRED TO PROVIDE FILL FROM NEARBY MOUNTAIN-SIDES.

HOWEVER, USING FILL FROM MOUNTAINS HAS CEASED TO BE THE MOST COMMON METHOD OF RECLAMATION IN HONG KONG. WHEREVER PRACTICABLE, A SEAWALL IS NOW ESTABLISHED AT THE REQUIRED DISTANCE FROM SHORE AND THE ENCLOSED AREA IS THEN OPENED AS A PUBLIC DUMP FOR SUITABLE MATERIAL.

IN THIS WAY FILLING COSTS ARE REDUCED, ALTHOUGH DRAINAGE THROUGH RECLAIMED LAND CONTINUES TO BE AN EXPENSIVE AND COMPLICATED TASK.

DESPITE THE HIGH COSTS OF OBTAINING LAND FROM THE SEA, RECLAMATION OPERATIONS ARE INDISPENSABLE TO HONG KONG'S DEVELOPMENT.

EVEN IN THE 19TH CENTURY LAND RECLAMATION WAS SEEN AS A SOLUTION TO LAND SHORTAGE, AND THE HARBOUR SHORELINES WERE GRADUALLY EXTENDED INTO THE SEA.

FOR EXAMPLE, QUEEN'S ROAD CENTRAL ONCE BORDERED THE SEA. TODAY IT IS FAR INLAND AND ALL THE MANHATTAN-STYLE SKYSCRAPERS THAT RISE ON THE HARBOUR SIDE OF THIS ROAD ARE BUILT ON LAND ACQUIRED THROUGH SUCCESSIVE RECLAMATION OPERATIONS STARTING OVER A HUNDRED YEARS AGO.

TODAY THE ONLY REMAINING BIT OF ORIGINAL NORTHERN SHORELINE OF HONG KONG ISLAND IS AT THE LEI YUE MUN CHANNEL, WHERE A POINT OF THE ISLAND JUTS OUT TOWARDS KOWLOON PENINSULA.

ON KOWLOON SIDE, RECLAIMED LAND EXTENDS FROM KWAI CHUNG RIGHT AROUND TO THE NORTHERN HEADLAND OF LEI YUE MUN CHANNEL.

THE MOST RECENT MAJOR FACILITY CONSTRUCTED ON A RECLAIMED SITE IN HONG KONG IS THE NEW FIVE-STOREY GENERAL POST OFFICE TO BE OPENED BY THE GOVERNOR, SIR MURRAY MACLEHOSE, ON AUGUST 11.

HONG KONG'S SECOND RACE COURSE AT SHA TIN IN THE NEW TERRITORIES, AN INTERNATIONAL-CLASS TRACK SCHEDULED FOR COMPLETION IN 1978, IS ALSO BEING BUILT ON RECLAIMED LAND.

EVEN OUR LATEST RESERVOIR, DUE TO START IMPOUNDING IN 1978-79, IS BEING CARVED FROM THE SEA. DAMS ARE BEING CONSTRUCTED TO LINK BOTH ENDS OF HIGH ISLAND TO THE MAINLAND. THE SEA WATER WILL THEN BE PUMPED OUT AND FRESH RAINWATER ALLOWED TO REPLACE IT.

/PROBABLY

PROBABLY THE MOST IMPORTANT RECLAMATION PROJECT CURRENTLY UNDERWAY IS WORK ASSOCIATED WITH THE BUILDING OF THE THREE +NEW TOWNS+ AT SHA TIN, TSUEN WAN AND TUEN MUN. THE GOVERNMENT PLANS TO ACCOMMODATE NO FEWER THAN 1.4 MILLION PEOPLE IN THESE TOWNS BY THE 1980S.

THIS UNIQUE AND AMBITIOUS PROJECT INVOLVES EXTENSIVE RECLAMATION OPERATIONS.

IN TUEN MUN 240 HECTARES (600 ACRES) OF TIDAL FLATS ARE CURRENTLY BEING RECLAIMED AND ABOUT HALF THE NEW TOWN WILL BE DEVELOPED ON THE NEW GROUND.

IN TSUEN WAN, RECLAMATION HAS BEEN PROCEEDING SINCE THE 1920S AND, WITH RECENT ADDITIONS, THE RECLAIMED AREA OF THE NEW TOWN WILL ALSO TOTAL ABOUT 240 HECTARES (600 ACRES).

ABOUT ONE-FIFTH OF SHA TIN NEW TOWN WILL BE BUILT ON RECLAIMED LAND.

FOR THE FUTURE, RECLAIMED LAND WILL CONTINUE TO ALTER THE FACE OF HONG KONG TO KEEP PACE WITH INDUSTRIAL DEVELOPMENT.

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ANTI-FLY/MOSQUITO CAMPAIGN IN WANCHAI DISTRICT
STARTS ON MONDAY
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A 12-DAY ANTI-FLY/MOSQUITO CAMPAIGN WILL BE LAUNCHED IN WANCHAI DISTRICT ON MONDAY (AUGUST 9) TO REDUCE THE NUISANCE CAUSED BY THESE PESTS WHICH ARE VERY ACTIVE IN SUMMER.

TO MARK THE LAUNCHING OF THE CAMPAIGN, THE CHAIRMEN OF THE SIX AREA COMMITTEES IN THE DISTRICT WILL PRESENT BANNERS TO REPRESENTATIVES OF URBAN SERVICES DEPARTMENT AT A CEREMONY AT 10.00 A.M. ON MONDAY AT THE WANCHAI DISTRICT OFFICE OF URBAN SERVICES DEPARTMENT AT 219, QUEEN'S ROAD EAST.

THE 12-DAY CAMPAIGN IS JOINTLY ORGANISED BY THE CITY DISTRICT OFFICE (WANCHAI), URBAN SERVICES DEPARTMENT AND THE SIX AREA COMMITTEES OF WANCHAI DISTRICT.

DURING THE CAMPAIGN, OFFICERS OF EIGHT ANTI-FLY/MOSQUITO SQUADS OF THE U.S.D. WILL SEEK OUT AND CLEAN INSECT BREEDING PLACES IN THE DISTRICT, SUCH AS ROOF TOPS, CONSTRUCTION SITES, VACANT CROWN LAND, BACK LANES AND BLOCKED DRAINS.

EDUCATIONAL PAMPHLETS ON THE PREVENTION OF FLY AND MOSQUITO BREEDING WILL ALSO BE DISTRIBUTED TO RESIDENTS.

NOTE TO EDITORS : MEDIA REPRESENTATIVES ARE CORDIALLY INVITED TO COVER THE CAMPAIGN LAUNCHING CEREMONY AT THE USD WANCHAI DISTRICT OFFICE, 219 QUEEN'S ROAD EAST AT 10 A.M. ON MONDAY.

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SUNDAY, AUGUST 8, 1976

- 4 -

NO POSTPONEMENT OF TWO BUILDING
RESUMPTIONS NEEDED FOR MTR

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A GOVERNMENT SPOKESMAN SAID TODAY THAT THERE WOULD DEFINITELY BE NO POSTPONEMENT OF THE RESUMPTIONS OF TAI ON MANSION, AT 2-4 TAI PO ROAD, OR A NEARBY BUILDING AT 205-205A SAI YEUNG CHOI STREET, BOTH OF WHICH MUST BE DEMOLISHED TO ALLOW TUNNELLING WORKS FOR THE MASS TRANSIT RAILWAY.

+BOTH BUILDINGS MUST BE VACATED BY SEPTEMBER 1 AND PREPARATIONS HAVE BEEN MADE TO CLEAR THEM EARLY IN SEPTEMBER,+ SAID THE SPOKESMAN.

+IT IS REGRETTABLE THAT THE BUILDINGS MUST COME DOWN AND THAT EXTENSIONS CANNOT BE GRANTED. HOWEVER, THE GOVERNMENT IS DOING EVERYTHING IT CAN TO HELP THE DOMESTIC TENANTS, OWNER-OCCUPIERS AND COMMERCIAL TENANTS CONCERNED.+

HE OUTLINED THIS ASSISTANCE AS FOLLOWS :

FOR DOMESTIC TENANTS :

EX-GRATIA COMPENSATION OF ABOUT \$20 PER SQUARE FOOT OF LIVING SPACE OCCUPIED, AND SLIGHTLY LESSER FOR KITCHENS, BATHROOMS, TOILETS, CORRIDORS ETC= HALF OF THIS MONEY TO BE PAID IN ADVANCE, WHEN THE TENANTS SIGN AGREEMENTS TO LEAVE, AND THE BALANCE AFTER THEY LEAVE THE PREMISES. IN ADDITION ALL ELIGIBLE TENANTS ARE BEING OFFERED RE-HOUSING.

FOR COMMERCIAL TENANTS :

EX-GRATIA COMPENSATION OF ABOUT \$40 PER SQUARE FOOT OF THE SHOP OR OTHER COMMERCIAL PREMISES CONCERNED, AGAIN WITH HALF THE AMOUNT BEING PAID IN ADVANCE ON THE TENANT SIGNING AN AGREEMENT TO LEAVE, AND THE BALANCE AFTER THEY HAVE VACATED THE PREMISES.

FOR DOMESTIC OWNER-OCCUPANTS :

REIMBURSEMENT AT CURRENT MARKET VALUE OF THEIR PREMISES, DEPENDING ON THEIR SIZE. AS WITH THE OTHER TWO CATEGORIES, PAYMENTS WILL BE MADE IN TWO LUMP SUMS, ON SIGNING AN AGREEMENT TO LEAVE AND ON ACTUALLY LEAVING. ALSO, ELIGIBLE OWNER-OCCUPANTS ARE BEING OFFERED RE-HOUSING.

THE SPOKESMAN EXPLAINED THAT THE TUNNEL WILL GO BENEATH THE TWO BUILDINGS AND THE DEMOLITION OF BOTH IS ABSOLUTELY UNAVOIDABLE.

+THE CLEARANCE OF THE BUILDINGS AND THEIR DEMOLITION IS TIED IN CLOSELY WITH CONTRACTS FOR THE TUNNELLING ON THE SITE, WHICH MUST BEGIN ON TIME,+ SAID THE SPOKESMAN.

/+FOR

+FOR THIS REASON, ANY POSTPONEMENT IS OUT OF THE QUESTION.+

THE SPOKESMAN SAID IT WAS UNFORTUNATE THAT SOME OF THE SEVEN COMMERCIAL TENANTS HAD TAKEN AN OBSTRUCTIONIST ATTITUDE AND MADE UNREASONABLE DEMANDS.

+THE PAYMENT OF EX-GRATIA ALLOWANCES TO COMMERCIAL OR DOMESTIC TENANTS OF POST-WAR BUILDINGS SUCH AS TAI ON MANSION DID NOT COME INTO FORCE UNTIL JUNE 10, SO THESE TENANTS ARE ALREADY MUCH BETTER OFF NOW THAN THEY WOULD HAVE BEEN OTHERWISE,+ SAID THE SPOKESMAN.

COMMERCIAL TENANTS, IF DISSATISFIED WITH THE EX-GRATIA COMPENSATION OF ABOUT \$40 PER SQUARE FOOT, MAY OPT TO PUT THEIR CASE TO THE LANDS TRIBUNAL, WHICH WILL GIVE AN INDEPENDENT (AND FINAL) RULING ON THE TOTAL AMOUNT OF COMPENSATION THEY ARE ENTITLED TO.

OWNERS OF PREMISES IN THE BUILDINGS ARE ALSO ENTITLED TO GO TO THE LANDS TRIBUNAL IF THEY ARE DISSATISFIED WITH THE REIMBURSEMENT OFFERED, BUT AGAIN THE TRIBUNAL'S DECISION WILL BE FINAL.

+ALL THIS SHOWS THE VERY GREAT LENGTHS TO WHICH THE GOVERNMENT IS GOING IN ITS ATTEMPTS TO BE AS FAIR AND GENEROUS AS POSSIBLE TO THESE PEOPLE,+ SAID THE SPOKESMAN.

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CHILDREN FUN FAIR IN EASTERN DISTRICT
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ABOUT 1,000 YOUNG CHILDREN OF EASTERN DISTRICT WILL ENJOY A HAPPY AFTERNOON TOMORROW (MONDAY) AT A CHILDREN FUN FAIR AT SO CHIT PRIMARY SCHOOL IN CHING WAH STREET, NORTH POINT.

THE FUN FAIR IS ORGANISED BY THE H.K. AND KOWLOON KAIFONG WOMEN WELFARE ASSOCIATION AND SPONSORED BY CITY DISTRICT OFFICE (EASTERN) TO PROVIDE RECREATION FOR YOUNG CHILDREN DURING THE SUMMER VACATION.

THERE WILL BE 10 GAMES STALLS RUN BY SOCIAL BODIES AND VOLUNTEERS OF EASTERN DISTRICT.

MRS. MABEL HAYES, CITY DISTRICT OFFICER (EASTERN) WILL OFFICIATE AT THE OPENING CEREMONY AT 4.30 P.M.

NOTE TO EDITORS : YOU ARE CORDIALLY INVITED TO SEND A REPORTER/
PHOTOGRAPHER TO COVER THE EVENT.

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HONG KONG HOUSING AUTHORITY 香港房屋委員會

PRESS
RELEASE

新聞稿

Sunday, 8 August 1976

Redevelopment of Older Public Housing Estates
Progressing Steadily and Smoothly

The Housing Authority's long-term programme for the redevelopment of the older public housing estates is moving on steadily and smoothly.

In the past three years, redevelopment work has started on four estates with old Marks I and II blocks with a view to completely re-modelling the estates and bringing living conditions up to modern standard.

Lower Shek Kip Mei Estate, the first to undergo the metamorphosis, has reached the half way mark.

After the completion of the third phase of the estate's rehousing programme earlier this week, 4,982 families comprising 28,164 people, or nearly half of the estate's population, have been rehoused to Upper Pak Tin or to converted blocks at Lower Shek Mei estate itself.

A total of 346 families received financial assistance amounting to \$225,524 to help them meet removal and decoration expenses.

"The department's rehousing programme at Shek Kip Mei has provided an opportunity for all affected tenants to enjoy radically improved living conditions," said Dr. E.G. Pryor, Assistant Director, Redevelopment and Planning of the Housing Department.

At Chai Wan, where the first phase was launched earlier this year, 530 out of the 841 families comprising 4,697 people have already moved to their new homes at Hing Wah (II) Estate and other estates where cheaper rent accommodation has been made available. Applications from the remaining families are being processed.



Of the 803 families comprising 4,258 people involved in the first phase of Tai Wo Hau redevelopment scheme, 700 tenants have registered for rehousing. Of this total 70% have indicated a wish to move to Lai King and Kwai Shing II/III estates. Two hundred families have asked for rehousing in cheaper rent flats in other estates.

Dr. Pryor reaffirmed that there is an adequate stock of flats for such households. So far 169 tenants have been offered rehousing and a number have already arranged to move.

Meanwhile, construction of the new reception estate for the Tai Hang Tung Redevelopment project is progressing as scheduled. Six multi-storey housing blocks are being built on the former Tai Hang Sai Cottage area site.

Commenting on the general progress of rehousing operations, Dr. Pryor said that time and patience are the main ingredients for ensuring the satisfactory rehousing of tenants. He emphasised that great care is taken in establishing a full understanding in an individual basis of the preference of tenants and also of any problems they may have.

"The success of the Shek Kip Mei Scheme demonstrates this point", he said.

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The Government rehousing programme at Shek Kip Mei has provided an opportunity for all affected tenants to enjoy radically improved living conditions," said Dr. E. G. Pryor, Assistant Director, Development and Planning of the Housing Department. At that time, when the first phase was launched earlier this year, 50% of the 801 families comprising 4,000 people have already moved to their new homes at the (II) Estate and other estates. The Government rehousing programme has been most successful. This has been a major factor in the success of the scheme.