



# DAILY INFORMATION BULLETIN

SUNDAY, JANUARY 22, 1978

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GOVERNMENT TO RE-INTRODUCE PREMIUM PAYMENTS  
BY SLOW DEVELOPERS

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THE GOVERNMENT IS TO RE-INTRODUCE FROM JANUARY 1, 1979, PREMIUM PAYMENTS BY PROPERTY DEVELOPERS WHO REQUIRE TIME EXTENSIONS TO COMPLETE SITE REDEVELOPMENT UNDER EXCLUSION ORDERS IN THE LANDLORD AND TENANT (CONSOLIDATION) ORDINANCE AND REDEVELOPMENT ORDERS IN THE DEMOLISHED BUILDINGS (REDEVELOPMENT OF SITES) ORDINANCE.

THIS WILL BRING TREATMENT OF EXCLUSION AND REDEVELOPMENT ORDER EXTENSIONS INTO LINE ONCE AGAIN WITH BUILDING COVENANT EXTENSIONS WHERE LAND IS SOLD FOR DEVELOPMENT IN THE ORDINARY WAY.

PREMIA TO BE CHARGED FOR THESE EXTENSIONS WILL ALSO BE CALCULATED IN THE SAME WAY AS FOR BUILDING COVENANT EXTENSIONS, THE BASIS BEING THE VALUE OF THE LAND AT THE TIME THE EXTENSION IS FIRST REQUIRED.

A GOVERNMENT SPOKESMAN SAID PAYMENT OF PREMIA FOR EXTENSIONS TO THE TIME PERMITTED FOR REDEVELOPMENT WAS DROPPED IN 1965 BECAUSE OF DIFFICULTIES BEING EXPERIENCED BY PROPERTY DEVELOPERS AT THAT TIME.

HE SAID ALTHOUGH PREMIA FOR ORDINARY BUILDING COVENANT TIME EXTENSIONS HAD BEEN RE-INTRODUCED SINCE 1969 EXTENSIONS UNDER THE TWO TYPES OF STATUTORY ORDER CONTINUED TO BE PERMITTED FREE OF CHARGE.

THE DECISION TO RE-INTRODUCE THE MEASURE NOT ONLY RECOGNISED THAT THE PROPERTY MARKET WAS IN A MUCH HEALTHIER STATE NOW THAN 12 YEARS AGO BUT WAS ALSO INTENDED TO DISCOURAGE DEVELOPERS FROM OBTAINING CLEARED SITES UNDER STATUTORY PROCEDURES, WHICH RELIEVED THEM OF OBLIGATIONS TO PROTECTED TENANTS, BUT FOR SPECULATIVE REASONS, NOT DEVELOPING THEM.

+BECAUSE WE HAVE NOT BEEN CHARGING A PREMIUM FOR TIME EXTENSIONS, SOME PROPERTY OWNERS HAVE BEEN ABLE TO TAKE SEVERAL EXTRA YEARS TO COMPLETE REDEVELOPMENT WITHOUT PENALTY,+ THE SPOKESMAN SAID.

HE SAID THE GOVERNMENT HAD HAD AVAILABLE TO IT OVER THE YEARS THE ULTIMATE SANCTION OF RE-ENTRY, BUT THIS HAD RARELY BEEN USED.

THE SPOKESMAN SAID PROPERTY OWNERS WERE BEING GIVEN ALMOST A YEAR'S NOTICE OF THE RE-INTRODUCTION OF PREMIA SO THAT THEY COULD MAKE ANY NECESSARY CHANGES IN THEIR ARRANGEMENTS.

+THE ADJUSTMENT IS NOT EXPECTED TO CAUSE ANY GREAT DIFFICULTY BECAUSE, IN THE FIRST PLACE, GENEROUS PERIODS AMOUNTING TO BETWEEN TWO AND FIVE YEARS ARE NORMALLY ALLOWED FOR REDEVELOPMENT AND FURTHERMORE IN MOST CASES REDEVELOPMENT IS COMPLETED WITHIN THE PERIOD INITIALLY ALLOWED,+ THE SPOKESMAN SAID.

HE ADDED: +MODIFICATION PREMIA ARE THEREFORE ONLY LIKELY TO BE CHARGED IN CASES WHERE AN OWNER IS PARTICULARLY DILATORY.+

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LOWER COST OF LIVING LAST MONTH

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THE CONSUMER PRICE INDEXES (A) AND (B) FOR LAST MONTH (DECEMBER) WERE 117 AND 118, EACH DOWN BY ONE POINT COMPARED WITH THOSE OF THE PREVIOUS MONTH.

THE INDEX FOR FOODSTUFFS DECREASED BY TWO POINTS IN BOTH C.P.I. (A) AND (B).

THE AVERAGE RETAIL PRICE OF PORK FELL, FOLLOWING DOWNWARD WHOLESALE PRICE MOVEMENTS OF LIVE SWINE AND THE AVERAGE RETAIL PRICE OF SALT-WATER FISH ALSO DECLINED DESPITE REDUCED SUPPLY. THE PRICE OF FRESH VEGETABLES DROPPED DUE TO INCREASED SUPPLY.

MOVEMENTS IN RETAIL PRICES OF OTHER FOOD ITEMS WERE INSIGNIFICANT.

ON ACCOUNT OF LOWER COST OF FUEL OIL, ELECTRICITY RATES FOR LAST MONTH WERE REDUCED AND THE INDEX FOR FUEL AND LIGHT FELL BY ONE POINT IN BOTH C.P.I. (A) AND (B).

THE INDEX FOR HOUSING ADVANCED BY ONE POINT IN C.P.I. (A) AS A RESULT OF AN INCREASE IN THE RENT OF SOME PRIVATE DWELLINGS.

A RISE OF ONE POINT WAS RECORDED IN THE INDEX FOR TRANSPORT AND VEHICLES IN C.P.I. (A) OWING TO HIGHER PUBLIC LIGHT BUS FARES.

HIGHER CHARGES FOR MEDICAL TREATMENT PUSHED THE INDEX FOR SERVICES UP BY ONE POINT IN C.P.I. (B).

PRICE MOVEMENTS IN OTHER COMMODITY SECTIONS WERE INSIGNIFICANT.

THE C.P.I. (A) IS BASED ON WEIGHTS DERIVED FROM THE EXPENDITURE OF HOUSEHOLDS SPENDING BETWEEN \$400 - \$1,499 A MONTH AND THE C.P.I. (B) BETWEEN \$1,500 - \$2,999 A MONTH IN THE HOUSEHOLD EXPENDITURE SURVEY, 1973/74.

/THE SECTION .....

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THE SECTION INDEXES FOR DECEMBER COMPARED WITH THE PREVIOUS MONTH AND THE CORRESPONDING MONTH IN 1976 ARE INDICATED BELOW:-

<u>SECTION</u>	<u>C.P.I. (A)</u>			<u>C.P.I. (B)</u>		
	<u>DEC. 77</u>	<u>NOV. 77</u>	<u>DEC. 76</u>	<u>DEC. 77</u>	<u>NOV. 77</u>	<u>DEC. 76</u>
FOODSTUFFS	111	113	106	112	114	107
HOUSING	127	126	121	126	126	119
FUEL AND LIGHT	135	136	132	134	135	131
ALCOHOLIC DRINKS AND TOBACCO	137	137	131	133	133	128
CLOTHING AND FOOTWEAR	103	103	101	102	102	100
DURABLE GOODS	110	110	107	107	107	105
MISCELLANEOUS GOODS	125	125	123	122	122	120
TRANSPORT AND VEHICLES	117	116	113	121	121	118
SERVICES	133	133	126	134	133	125
ALL ITEMS	117	118	112	118	119	113

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FLYOVER TO LINK POK FU LAM ROAD WITH  
CONNAUGHT ROAD WEST

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A MULTI-MILLION-DOLLAR FLYOVER FROM POK FU LAM ROAD TO CONNAUGHT ROAD WEST WILL SOON BE BUILT AS PART OF THE MID-LEVELS TRAFFIC IMPROVEMENT SCHEME.

TENDERS FOR THE PROJECT, WHICH INVOLVES THE CONSTRUCTION OF A 660-METRE ELEVATED ROAD AND THE RE-ALIGNMENT OF A SECTION OF HILL ROAD AND MODIFICATION OF THE EXISTING DRAINAGE WORKS, ARE BEING INVITED BY THE PUBLIC WORKS DEPARTMENT.

THE ACTING CHIEF ENGINEER OF THE P.W.D.'S HIGHWAYS (HONG KONG) DIVISION, MR. K.Y. HO, SAID TODAY CONSTRUCTION ON THE TWO-LANE FLYOVER WAS EXPECTED TO BEGIN IN APRIL AND WOULD TAKE ABOUT 26 MONTHS TO COMPLETE.

ON COMPLETION, THE FLYOVER WOULD IMPROVE TRAFFIC FLOW BETWEEN POK FU LAM AND WESTERN DISTRICT.

+WITH THE RAPID DEVELOPMENT IN ABERDEEN AND POK FU LAM AREAS, THERE HAS BEEN A SIGNIFICANT INCREASE OF TRAFFIC MOVEMENTS ON THE EXISTING ROAD NETWORK LINKING THE CENTRAL DISTRICT WITH ABERDEEN AND POK FU LAM AREAS,+ MR. HO EXPLAINED.

+TO CATER FOR THE INCREASE IN TRAFFIC NEED, MAJOR ROAD WIDENING WORKS ARE ALSO BEING CARRIED OUT IN POK FU LAM ROAD AND SHEK PAI WAN ROAD,+ HE ADDED.

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TENDERS FOR ROADS AND DRAINAGE  
IN EAST TSIM SHA TSUI AREA

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THE PUBLIC WORKS DEPARTMENT IS INVITING TENDER FOR THE CONSTRUCTION OF ROADS AND DRAINAGE IN THE EAST TSIM SHA TSUI AREA.

THE AREA INVOLVED IS BOUNDED BY CHATHAM ROAD, CHEONG WAN ROAD AND SALISBURY ROAD EXTENSION.

MR. TOM ARMOUR, ACTING CHIEF ENGINEER OF THE P.W.D.'S HIGHWAYS (KOWLOON) DIVISION, SAID: +THIS IS THE FIRST STAGE OF PROVIDING THE NECESSARY INFRASTRUCTURE TO KEEP PACE WITH THE COMMERCIAL, RESIDENTIAL AND COMMUNITY DEVELOPMENT GOING ON IN THE AREA.

+THE NEW ROAD WILL SERVE THREE HOTEL COMPLEXES, A CINEMA AND THREE COMMERCIAL/RESIDENTIAL DEVELOPMENTS WHICH NEED DIRECT CONNECTION TO MAIN ROADS AND DRAINAGE.+

FOOTWAYS AND PEDESTRIAN WAYS, HE ADDED, WOULD ALSO BE PROVIDED.

WORK ON THE PROJECT IS EXPECTED TO START IN APRIL AND WILL TAKE ABOUT 15 MONTHS TO COMPLETE.

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FUN AND GAMES FOR NT RESIDENTS DURING LUNAR NEW YEAR  
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A SERIES OF RECREATIONAL AND ENTERTAINMENT ACTIVITIES ARE BEING ORGANISED FOR THE RURAL DISTRICTS DURING THE LUNAR NEW YEAR PERIOD BY THE GOVERNMENT.

SEVEN DISTRICT OFFICES OF THE NEW TERRITORIES ADMINISTRATION ALONG WITH OTHER GOVERNMENT DEPARTMENTS, RURAL COMMITTEES AND COMMUNITY ORGANISATIONS ARE INVOLVED IN THE PROJECT WHICH IS PART OF A HONG KONG-WIDE PROGRAMME AIMED AT GIVING THE COMMUNITY, PARTICULARLY WORKERS, AN ENJOYABLE TIME IN THE FESTIVE SEASON.

DETAILS OF THE PROGRAMMES WERE GIVEN TODAY BY THE EXECUTIVE OFFICER (COMMUNITY AFFAIRS) OF THE NEW TERRITORIES ADMINISTRATION, MRS. EMILY CHONG, IN AN INTERVIEW ON THE 'N.T. WEEKLY' PROGRAMME ON RTHK'S CHINESE SERVICE.

+THROUGHOUT THE PERIOD, RECREATION AND ENTERTAINMENT ACTIVITIES WILL BE STAGED IN VARIOUS PLAYGROUNDS AND COMMUNITY HALLS IN TSUEN WAN, SHA TIN, TUEN MUN, YUEN LONG, TAI PO, SAI KUNG AND ON THE OUTLYING ISLANDS,+ SHE SAID.

+THE PROGRAMMES ARE VARIED AND DESIGNED TO CATER FOR EVERYONE FROM THE VERY OLD TO THE VERY YOUNG.+

THEY FEATURE FUN FAIRS, VARIETY SHOWS, BARBECUES, FOLK SONG CONCERTS, ROUND-THE-N.T.-TOURS, VISITS TO THE OCEAN PARK, ROUND-TOWN WALKATHONS, SPORTING EVENTS, BASKETBALL AND FOOTBALL COMPETITIONS AND MANY OTHERS.

MRS. CHONG SAID: +PEOPLE FROM ALL WALKS OF LIFE ARE WELCOME TO TAKE PART IN THE ACTIVITIES, MOST OF WHICH WILL BE FREE OF CHARGE.

+ONLY TOKEN FEES WILL BE CHARGED FOR A NUMBER OF EVENTS TO HELP WITH THE NECESSARY EXPENSES.

+DETAILS OF PROGRAMMES ARE NOW AVAILABLE FROM INDIVIDUAL DISTRICT OFFICES AND INTERESTED MEMBERS OF THE PUBLIC ARE ADVISED TO APPROACH THEIR DISTRICT OFFICERS FOR REGISTRATION WHILE PLACES LAST,+ SHE ADDED.

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