



# DAILY INFORMATION BULLETIN

SUNDAY, JULY 31, 1977

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STEPPING UP DRIVE AGAINST FACTORIES IN RESIDENTIAL PREMISES  
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THE GOVERNMENT IS STEPPING UP ITS DRIVE TO EVICT FACTORIES FROM NON-INDUSTRIAL BUILDINGS IN THE RAPIDLY-EXPANDING NEW TOWN OF TSUEN WAN.

THE +ENVIRONMENTAL LEASE ENFORCEMENT+ CAMPAIGN LAUNCHED THREE YEARS AGO THIS MONTH BY THE TSUEN WAN DISTRICT OFFICE HAS PRODUCED GOOD RESULTS SO FAR, BUT FROM NOW ON IT IS TO BE GIVEN AN EVEN SHARPER CUTTING EDGE.

IN THE PAST, SOME PROPRIETORS ILLEGALLY OPERATING FACTORIES IN NON-INDUSTRIAL BUILDINGS HAVE BEEN GIVEN PERIODS OF +GRACE+ BY PAYING A +FORBEARANCE+ FEE TO THE DISTRICT OFFICE.

+FROM NOW ON, HOWEVER, WE WILL ALLOW SUCH OFFENDERS TO PAY THE FORBEARANCE LEVY ONLY UNDER VERY EXCEPTIONAL CIRCUMSTANCES,+ SAID MR. CANNING LO, SENIOR LAND EXECUTIVE IN CHARGE OF THE DISTRICT OFFICE LEASE ENFORCEMENT UNIT.

+OUR CAMPAIGN OVER THE LAST THREE YEARS HAS BEEN ONE OF EDUCATION AS WELL AS DIRECT ACTION AND IT IS FELT THAT THE TIME HAS COME TO GIVE IT EVEN MORE BITE.+

SINCE THE UNIT SWUNG INTO ACTION IN JULY, 1974, IT HAS :

- \* INVESTIGATED 106 NEW NON-INDUSTRIAL (DOMESTIC AND COMMERCIAL) BUILDINGS,
- \* FOUND 492 OWNERS IN BREACH OF LEASE CONDITIONS,
- \* CLEARED 354 FACTORIES FROM SUCH PREMISES, AND
- \* RE-ENTERED SIX PREMISES.

MR. LO EXPLAINED THAT THE CAMPAIGN APPLIED TO +NEW BUILDINGS+ IN TSUEN WAN - THOSE GIVEN AN OCCUPATION PERMIT AFTER OCTOBER 30, 1972.

+WHEN WE RECEIVE A COMPLAINT OR DETECT A CASE OF ILLEGAL USE WE INVESTIGATE IMMEDIATELY,+ EXPLAINED MR. LO.

+IF WE FIND THAT THERE IS A BREACH OF THE LEASE TERMS AND CONDITIONS, WE SERVE A NOTICE ON THE LESSEE REQUIRING HIM TO PURGE THE BREACH. WE MAY THEN SEE THE LESSEE PERSONALLY, EXPLAIN THE LEASE TERMS AND CONDITIONS TO HIM AND HOW HE HAS CONTRAVENED THEM.

+WE USUALLY ALLOW THE OFFENDER A FURTHER 14 DAYS BEFORE MAKING ANOTHER INSPECTION AND IF THE BREACH HAS NOT BEEN PURGED AFTER THAT, WE ISSUE A WARNING LETTER GIVING 28 DAYS TO PURGE THE BREACH, FAILING WHICH WE WILL THEN PROCEED TO RE-ENTER THE PREMISES UNDER THE PROVISION OF THE CROWN RIGHTS (RE-ENTRY AND VESTING REMEDIES) ORDINANCE.

+OUR EXPERIENCE SHOWS THAT IN MOST CASES THE LESSEES ARE PREPARED TO PURGE THE BREACH SOON AFTER THIS BECAUSE THEY KNOW WE WILL TAKE THE STRONGEST POSSIBLE ACTION.

+IN SOME CASES, WE HAVE PERMITTED THE PAYMENT OF THE FORBEARANCE LEVY WHICH IS 75 CENTS PER SQUARE FOOT OF THE PREMISES FOR THE FIRST THREE MONTHS AND ONE PER CENT PER MONTH OF THE CAPITAL VALUE OF THE PREMISES FOR THE SECOND THREE-MONTH PERIOD OF FORBEARANCE.

+IN OTHER WORDS, A PERSON ILLEGALLY USING PREMISES WORTH \$100,000 WOULD HAVE TO PAY \$1,000 FORBEARANCE FEE A MONTH FOR THE SECOND THREE MONTH PERIOD OF FORBEARANCE.

+THE FORBEARANCE LEVY IS NOT USED AS A MEANS OF REVENUE FOR THE GOVERNMENT, BUT AS A FINANCIAL DETERRENT AGAINST BREACHING LEASE CONDITIONS.

+IT IS ALSO A PERIOD THAT WILL ENABLE THE OWNERS OF THE INDUSTRIAL UNDERTAKING TO ACQUIRE ACCOMMODATION IN AN INDUSTRIAL BUILDING THAT IS MORE SUITABLE FOR HIS TRADE.

+IT IS NOT A LICENCE OR MODIFICATION OF THE LEASE CONDITIONS TO PERMIT THE INDUSTRIAL UNDERTAKING, AND FORBEARANCE WOULD NOT BE CONSIDERED UNLESS WE ARE CONVINCED THAT EVERY EFFORT IS BEING MADE TO PURGE THE BREACH AS QUICKLY AS POSSIBLE.

+IN THE PAST OUR WARNING LETTER HAS GIVEN THE OPTION OF A FORBEARANCE LEVY AUTOMATICALLY, BUT FROM NOW ON THIS OPTION WILL NOT BE OFFERED. THE LESSEE WILL, IN FUTURE, NEED TO PROVIDE PROOF THAT HE IS TAKING ALL REASONABLE AND ADEQUATE STEPS TO REMEDY THE SITUATION AND, IF HE ASKS FOR MORE TIME, FORBEARANCE MAY BE CONSIDERED.+

AS PART OF THE EDUCATIONAL ASPECTS OF THE LEASE ENFORCEMENT CAMPAIGN, OFFICERS OF THE UNIT PLACE LARGE BI-LINGUAL NOTICES ON ALL NEWLY-COMPLETED NON-INDUSTRIAL BUILDINGS IN THE NEW TOWN.

THE NOTICE GIVES A CLEAR WARNING ABOUT BREACHES OF LEASE CONDITIONS IMPOSED ON THE NEW BUILDING.

IN ADDITION, INDIVIDUAL LETTERS ON SIMILAR LINES ARE DISTRIBUTED TO ALL OCCUPIERS OF THE NEW BUILDINGS.

+WE DESCRIBE OUR WORK AS ENVIRONMENTAL LEASE ENFORCEMENT BECAUSE THE AIM IS TO IMPROVE THE ENVIRONMENT OF THE TOWN,+ SAID MR. LO.

INDUSTRIAL UNDERTAKINGS THAT START UP IN THESE PREMISES CREATE NOISE, SMOKE AND FUMES AND IN MANY CASES ARE A FIRE HAZARD.

THE OCCUPIERS ALSO CAUSE OBSTRUCTION BY STORING MATERIALS OUTSIDE THE PREMISES. THEY LOWER THE LIVING STANDARDS OF OTHER RESIDENTS AND MUST BE STOPPED IN THE PUBLIC INTEREST.

+THERE SHOULD BE NO REAL EXCUSE FOR SUCH BREACHES OF THE LEASE TERMS AND CONDITION.

+CERTAINLY, IT IS NOW POSSIBLE TO OBTAIN INDUSTRIAL FLOOR SPACE IN TSUEN WAN AND ELSEWHERE,+ MR. LO SAID.

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ALL REDUNDANT AIDED PRIMARY TEACHERS FOUND JOBS

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THE EDUCATION DEPARTMENT'S PLACEMENT SERVICE HAS FOUND ALTERNATIVE TEACHING POSTS FOR ALL REDUNDANT AIDED PRIMARY SCHOOL TEACHERS.

OF THE 444 TEACHERS WHO REGISTERED IN MAY, 400 WERE PLACED, 34 WERE SUBSEQUENTLY ABSORBED BY VACANCIES IN THEIR OWN SCHOOLS, TWO FOUND JOBS IN SECONDARY SCHOOLS, THREE DECLINED ASSISTANCE FOR PLACEMENT AND FIVE DECLARED THAT THEY WERE GOING OVERSEAS.

MR. TANG YAN, SENIOR EDUCATION OFFICER IN CHARGE OF THE SERVICE, SAID TODAY HE WAS DELIGHTED THAT NOT A SINGLE REDUNDANT AIDED PRIMARY SCHOOL TEACHER WAS OUT OF A JOB.

HE THANKED THE SCHOOL AUTHORITIES CONCERNED FOR THEIR CO-OPERATION IN MAKING THE PLACEMENT SERVICE SUCH A GREAT SUCCESS.

SINCE 1975, WHEN THE PLACEMENT SERVICE WAS FIRST ESTABLISHED, ALL REDUNDANT TEACHERS IN AIDED PRIMARY SCHOOLS HAVE BEEN PLACED IN ALTERNATIVE POSTS. IN 1975, 187 TEACHERS WERE PLACED, AND ANOTHER 165 WERE FOUND ALTERNATIVE POSTS LAST YEAR.

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HONG KONG ANTI-DRUG OFFICIAL ATTENDS PAKISTAN WORKSHOP  
AS CONSULTANT

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A GOVERNMENT ANTI-DRUG OFFICIAL WILL FLY TO RAWALPINDI ON THURSDAY (AUGUST 4) TO ATTEND THE 2ND PAKISTAN NATIONAL WORKSHOP ON DRUG ABUSE PREVENTION EDUCATION AS A CONSULTANT.

THE OFFICER IS MR. EDDIE SO, ACTING SENIOR INFORMATION OFFICER OF THE NARCOTICS DIVISION, GOVERNMENT SECRETARIAT. HE WILL WORK TOGETHER WITH OTHER CONSULTANTS FROM WESTERN AND SOUTHEAST ASIAN COUNTRIES AND PAKISTAN'S ANTI-DRUG OFFICIALS TO FORMULATE A COMPREHENSIVE EDUCATION AND PUBLICITY PROGRAMME FOR THE COUNTRY AGAINST DRUG ABUSE.

MR. SO, WHO IS SECONDED FROM THE GOVERNMENT INFORMATION SERVICES TO THE NARCOTICS DIVISION, IS AT PRESENT RESPONSIBLE FOR ASSISTING THE PREVENTIVE EDUCATION AND PUBLICITY SUB-COMMITTEE OF THE ACTION COMMITTEE AGAINST NARCOTICS IN PLANNING AND IMPLEMENTING ANTI-DRUG EDUCATION AND PUBLICITY PROGRAMMES IN HONG KONG.

A SPOKESMAN FOR THE NARCOTICS DIVISION SAID THIS IS THE FIRST TIME A GOVERNMENT ANTI-DRUG OFFICIAL IS INVITED TO A NATIONAL WORKSHOP OF THIS KIND AS A CONSULTANT.

HE SAID THAT COUNTRIES ALL OVER THE WORLD HAVE CONCENTRATED THEIR ANTI-DRUG EFFORTS ON LAW ENFORCEMENT AND TREATMENT OF DRUG ADDICTS FOR A LONG TIME. IT IS NOW, HOWEVER, INCREASINGLY RECOGNISED WORLDWIDE THAT THESE EFFORTS ARE NOT BY THEMSELVES ENOUGH, AND THAT ULTIMATELY THE DRUG PROBLEM CAN ONLY BE CONTAINED BY REINFORCING THESE EFFORTS WITH PREVENTION AND EDUCATION MEASURES.

HE SAID HONG KONG HAS A DRUG PROBLEM LONGER THAN MANY OTHER COUNTRIES AND HAS THEREFORE ACCUMULATED A GREAT DEAL OF ANTI-DRUG EXPERIENCE WHICH OTHER COUNTRIES MAY BE INTERESTED TO LEARN.

+BY SHARING OUR EXPERIENCE WITH OUR OVERSEAS COUNTERPARTS AT THE WORKSHOP,+ THE SPOKESMAN SAID, +WE ARE ONCE AGAIN DEMONSTRATING HONG KONG'S FIRM COMMITMENT TO INTERNATIONAL CO-OPERATION AGAINST THE GLOBAL SCOURGE OF DRUG TRAFFICKING AND DRUG ABUSE.+

+HONG KONG ALREADY HAS A WELL-ESTABLISHED REPUTATION FOR THE EFFICIENT CO-OPERATION OF THE POLICE NARCOTICS BUREAU AND THE CUSTOMS AND EXCISE WITH OVERSEAS LAW ENFORCEMENT AGENCIES, AND FOR PROVIDING TRAINING FACILITIES FOR ANTI-DRUG PERSONNEL FROM ASIAN AND SOUTHEAST ASIAN COUNTRIES,+ THE SPOKESMAN ADDED.

THE WORKSHOP, JOINTLY HELD BY THE PAKISTAN NARCOTICS CONTROL BOARD AND THE COLOMBO PLAN BUREAU, BEGINS ON AUGUST 6 AND LASTS FOR SIX DAYS. OTHER CONSULTANTS AND EXPERTS ATTENDING WILL INCLUDE REPRESENTATIVES FROM THE UNITED NATIONS ECONOMIC AND SOCIAL COUNCIL, THE DRUG ENFORCEMENT ADMINISTRATION AND THE NATIONAL INSTITUTE ON DRUG ABUSE OF U.S.A., THE DANGEROUS DRUGS BOARD OF THE PHILIPPINES AND THE MALAYSIAN MINISTRY OF WELFARE.

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### PUBLIC ENQUIRY CENTRES INCREASINGLY POPULAR

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MORE MEMBERS OF THE PUBLIC ARE MAKING USE OF THE 22 PUBLIC ENQUIRY CENTRES IN THE VARIOUS CITY DISTRICT OFFICES OF THE HOME AFFAIRS DEPARTMENT TO SOLVE THEIR PROBLEMS AND ANSWER QUERIES ON GOVERNMENT PROCEDURES.

OVER THE PAST SIX MONTHS, 1,182,299 ENQUIRIES AND CASES, THE HIGHEST EVER HALF-YEARLY RECORD, WERE HANDLED BY THE ENQUIRY CENTRES.

OF THIS TOTAL, ABOUT HALF CONCERNED ENQUIRIES WHILE THE OTHER HALF INVOLVED THE DISTRIBUTION OF FORMS AND BOOKLETS.

THE ENQUIRIES ANSWERED WERE MOSTLY ON APPLICATION FOR PUBLIC HOUSING (25,409), GOVERNMENT JOBS AND VACANCIES (24,572), RATES (23,170), TECHNICAL EDUCATION (17,653) AND LOCATION OF GOVERNMENT OFFICES (16,909).

AS FOR FORMS AND BOOKLETS DISTRIBUTED, THOSE IN DEMAND MOST WERE GOVERNMENT JOB APPLICATION FORMS (105,220), POLYTECHNIC AND TECHNICAL INSTITUTES APPLICATION FORMS (101,827), WALK FOR A MILLION SPONSORS FORMS (61,964), PUBLIC HOUSING APPLICATION FORMS (38,342) AND LEAFLETS ON THE MASS TRANSIT RAILWAY (17,480).

THESE HIGH FIGURES REFLECT THE GROWING IMPORTANCE AND POPULARITY OF THE PUBLIC ENQUIRY CENTRES WITH THE PUBLIC.

THE STAFF ARE WELL-VERSED IN AND WELL EQUIPPED WITH THE MOST UP-TO-DATE INFORMATION MATERIALS PREPARED FOR THEM BY THE INFORMATION SECTION OF THE HOME AFFAIRS DEPARTMENT HEADQUARTERS, SO THAT THEY CAN PROVIDE ACCURATE INFORMATION AND DETAILED EXPLANATION QUICKLY TO MEMBERS OF THE PUBLIC.

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### TRAFFIC ARRANGEMENTS IN KAI CHIU ROAD

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MOTORISTS ARE ADVISED THAT GOODS VEHICLES OF OVER TWO TONS IN UNLADEN WEIGHT WILL BE PROHIBITED FROM ENTERING THE SECTION OF KAI CHIU ROAD BETWEEN YUN PING ROAD AND JARDINE'S BAZAAR FROM 10 A.M. ON TUESDAY (AUGUST 2).

APPROPRIATE TRAFFIC SIGNS WILL BE PUT UP TO GUIDE MOTORISTS.

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