



# DAILY INFORMATION BULLETIN

THURSDAY, MAY 22, 1980

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## 1979 -- YEAR OF ACTIVE PROPERTY DEVELOPMENT

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THE RATING AND VALUATION DEPARTMENT HAS PUBLISHED ITS 1980 PROPERTY REVIEW, AVAILABLE NOW FROM THE GOVERNMENT PUBLICATIONS CENTRE AT \$50 A COPY.

COMMENTING ON THE REVIEW, THE COMMISSIONER OF RATING AND VALUATION, MR R.A. FRY, SAID 1979 WAS ANOTHER ACTIVE YEAR WITH PROPERTY PRICES REACHING UNPRECEDENTED LEVELS.

+COMPLETIONS ESTABLISHED A NEW RECORD OF NEARLY 2.9 MILLION SQUARE METRES, WHILE CONSENT TO COMMENCE BUILDING WORKS WAS GIVEN IN RESPECT OF NEW PROJECTS TOTALLING SOME 3.1 MILLION SQUARE METRES,+ HE SAID.

THE SUPPLY OF DOMESTIC ACCOMMODATION IN THE PRIVATE SECTOR LAST YEAR, AT 27 795 UNITS, WAS THE BEST ACHIEVEMENT SINCE 1966. A FURTHER 28 000 AND 32 000 UNITS ARE FORECAST TO BE COMPLETED IN 1980 AND 1981 RESPECTIVELY.

TRENDS

+THE PATTERN OF NEW DOMESTIC DEVELOPMENT BEING CONCENTRATED ON THE ISLAND IS BEGINNING TO CHANGE, AS DEVELOPERS RUN OUT OF SUITABLE SITES IN THIS AREA,+ THE COMMISSIONER SAID.

MUCH OF THE FUTURE PRIVATE HOUSING STOCK WILL BE LOCATED IN THE NEW TERRITORIES, WHERE ANTICIPATED COMPLETIONS IN 1981 WILL ACCOUNT FOR OVER 40 PER CENT OF THE TOTAL SUPPLY FORECAST FOR THAT YEAR.

THE CONSTRUCTION OF SMALLER UNITS STILL PREDOMINATES, WITH UNITS IN THE SIZE RANGE OF 30 TO 39.9 SQUARE METRES BEING THE MOST POPULAR. THIS TREND SEEMS LIKELY TO CONTINUE OVER THE NEXT TWO YEARS.

ALTHOUGH THE PRODUCTION OF HOUSES IN 1979 WAS CONSIDERABLY UP ON PREVIOUS YEARS, A LARGE PROPORTION OF THE YEARS' SUPPLY WAS OF SO-CALLED VILLAGE-TYPE HOUSES IN THE NEW TERRITORIES, MANY BEING FAIRLY SMALL UNITS, MR FRY ADDED.

DOMESTIC FLATS

TOTAL DOMESTIC VACANCIES AT DECEMBER 1979 WERE ABOUT 14 550 UNITS AND ALTHOUGH THIS WAS CONSIDERABLY UP ON LAST YEAR'S FIGURE, IT STILL REPRESENTS ONLY 3.2 PER CENT OF THE YEAR-END STOCK, A FAIRLY INSIGNIFICANT PROPORTION, GIVEN THE NORMAL DAY-TO-DAY MOVEMENTS WHICH INEVITABLY MUST TAKE PLACE IN SUCH A MARKET.

RENTAL SHOWED A SUBSTANTIAL INCREASE FOR ALL CLASSES OF DOMESTIC PROPERTY DURING 1979, WITH AVERAGE INCREASES RANGING FROM 26 PER CENT TO 64 PER CENT OVER THE 1978 FIGURES.

/+HOWEVER, .....

+HOWEVER, IT WAS IN THE LATTER HALF OF THE YEAR THAT THE MAIN UPWARD PRESSURE WAS FELT, WITH THE RESULT THAT THE GOVERNMENT FELT OBLIGED TO INTERVENE BY ANNOUNCING EXTENDED RENT CONTROL MEASURES COVERING NEARLY ALL PRIVATE DOMESTIC PREMISES,+ MR FRY SAID.

SALE PRICES ALSO HIT NEW LEVELS, WITH AVERAGE INCREASES VARYING FROM 67 PER CENT TO 78 PER CENT OVER 1978.

#### SHOP SPACES

IN THE RETAIL SECTOR, 131 000 SQUARE METRES OF SHOP SPACE WAS COMPLETED IN 1979, SIMILAR TO EACH OF THE TWO PREVIOUS YEARS. SUBSTANTIAL INCREASES ARE FORECAST FOR 1980 AND 1981.

THE TREND OF PROVIDING SMALL UNITS IN MULTI-STOREY SHOPPING ARCADES IS RAPIDLY INCREASING AND FORECASTS INDICATE THAT SUCH SPACE WILL DOMINATE THE SUPPLY FIGURES OVER THE NEXT TWO YEARS.

VACANCIES AT THE END OF 1979 STOOD AT 148 500 SQUARE METRES, UP 21 PER CENT ON THE PREVIOUS YEAR AND REPRESENTING THE HIGHEST VACANCY SITUATION RECORDED SINCE 1975. THE COMMISSIONER EXPLAINED HOWEVER THAT ABOUT 50 PER CENT OF THIS WAS LOCATED IN BUILDINGS COMPLETED IN ONLY THE LAST THREE MONTHS OF THE YEAR.

#### OFFICE ACCOMMODATION

THE OUT-TURN IN OFFICE ACCOMMODATION AT 178 300 SQUARE METRES WAS THE LOWEST ANNUAL SUPPLY SINCE 1974. HOWEVER, IT IS EXPECTED TO IMPROVE CONSIDERABLY IN 1980 AND 1981 WITH OVER 275 000 AND 480 000 SQUARE METRES RESPECTIVELY.

A GENERALLY HIGHER STANDARD OF ACCOMMODATION IS NOW BEING PRODUCED, MR FRY SAID, WITH OVER HALF THE YEAR'S SUPPLY CLASSIFIED AS GRADE A, AND FORECASTS INDICATE THIS TREND WILL CONTINUE OVER THE NEXT COUPLE OF YEARS.

STRONG DEMAND REDUCED VACANCIES TO 78 700 SQUARE METRES, REPRESENTING ONLY 3.6 PER CENT OF THE YEAR-END STOCK, AS COMPARED WITH 6.5 PER CENT A YEAR PREVIOUSLY.

NOT SURPRISINGLY THERE WERE SIGNIFICANT INCREASES IN OFFICE RENTS ACROSS THE BOARD, WITH AVERAGE RENTS RANGING FROM THE LOWEST GRADE C AT \$35.05 TO THE HIGHEST GRADE A AT \$95.82.

TOWARDS THE END OF THE YEAR CONSIDERABLY HIGHER RENTS WERE BEING ADVERTISED, ALTHOUGH LITTLE EVIDENCE COULD BE FOUND TO SUBSTANTIATE SOME OF THE EXTRAVAGANT CLAIMS BEING MADE.

#### FACTORY FLATS

MR FRY POINTED OUT THAT POSSIBLY ONE OF THE MOST IMPORTANT FEATURES HIGHLIGHTED IN THE REVIEW WAS IN REGARD TO FLATTED FACTORY ACCOMMODATION.

A RECORD SUPPLY OF NEARLY 1.3 MILLION SQUARE METRES WAS PRODUCED IN 1979, WHICH WAS 17 PER CENT HIGHER THAN THE PREVIOUS YEARS' RECORD SUPPLY. FORECASTS INDICATE THAT ALMOST A MILLION SQUARE METRES IS SCHEDULED FOR COMPLETION IN 1980 AND ABOUT 1.48 MILLION IN 1981.

THE AMOUNT OF FLATTED FACTORY SPACE IN THE NEW TERRITORIES INCREASED BY AN ASTONISHING 35 PER CENT OVER 1979, AND NOW REPRESENTS ALMOST 40 PER CENT OF THE ENTIRE STOCK.

SMALL UNITS CONTINUED TO PREDOMINATE WITH ALMOST 87 PER CENT OF THE YEARS' SUPPLY BEING UNITS OF BELOW 400 SQUARE METRES. +IN FACT, AROUND 20 PER CENT OF THE SUPPLY FEATURED UNITS OF LESS THAN 50 SQUARE METRES, FOR WHICH THERE IS APPARENTLY A GOOD MARKET, + MR FRY SAID.

CONSONANT WITH SUCH A LARGE SUPPLY, VACANCIES INCREASED TO 581 000 SQUARE METRES. HOWEVER, WHEN VIEWED AGAINST THE RECORD PRODUCTION IN 1979, THERE APPEARS NO REAL SLACKENING OF DEMAND. INDEED, THE AMOUNT OF SPACE TAKEN UP IN 1979 WAS EQUAL TO OVER 90 PER CENT OF THE YEAR'S SUPPLY.

THE COMMISSIONER NOTED THAT PURCHASE PRICES GENERALLY HAD RISEN FASTER THAN RENTS IN 1979, WITH THE AVERAGE RENTAL INCREASE OF AROUND NINE PER CENT OVER 1978, AS COMPARED TO PURCHASE PRICES WHICH REGISTERED A 31 PER CENT INCREASE FOR THE SAME PERIOD.

THE FOLLOWING ARE THE MAIN STATISTICS IN THE PRIVATE SECTOR FOR THE YEARS 1978 AND 1979 TOGETHER WITH FORECAST FIGURES FOR 1980 AND 1981.

		<u>FORECAST</u>			
<u>DOMESTIC</u>		<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>
SUPPLY IN YEAR	UNITS	26 230	27 795	28 370	32 730
TOTAL VACANT AT DECEMBER OF YEAR	"	9 300 (BASED ON SAMPLE SURVEY)	14 550	-	-
<u>SHOPS</u>					
SUPPLY IN YEAR	SQ M	131 000	131 000	186 900	296 400
TOTAL VACANT AT DECEMBER OF YEAR	"	122 500	148 500	-	-
<u>OFFICES</u>					
SUPPLY IN YEAR	SQ M	185 400	178 300	278 200	484 600
TOTAL VACANT AT DECEMBER OF YEAR	"	131 000	78 700	-	-

MISCELLANEOUS  
COMMERCIAL

SUPPLY IN YEAR	SQ M	80 700	96 200	97 300	122 600
TOTAL VACANT AT DECEMBER OF YEAR	"	108 200	115 000	-	-

FLATTED FACTORIES

SUPPLY IN YEAR	SQ M	1 091 500	1 277 700	988 500	1 477 000
TOTAL VACANT AT DECEMBER OF YEAR	"	472 800	581 000	-	-

STORAGE

SUPPLY IN YEAR	SQ M	95 400	235 100	68 700	297 100
TOTAL VACANT AT DECEMBER OF YEAR	"	32 200	76 100	-	-

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LABOUR MPS TOUR TSUEN WAN  
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TWO LABOUR MEMBERS OF PARLIAMENT, MR THOMAS COX AND MR ROBERT EDWARDS, VISITED TSUEN WAN THIS (THURSDAY) MORNING.

THE TWO ARRIVED IN HONG KONG YESTERDAY FOLLOWING 10 DAYS IN CHINA.

ACCOMPANIED BY THE TOWN MANAGER, MR JAMES HAYES, THEY TRAVELLED BY PUBLIC FERRY FROM HONG KONG ISLAND TO TSUEN WAN. THEY WALKED FROM THE FERRY PIER TO THE DISTRICT OFFICE, BEING BRIEFED ON THE WAY ABOUT DEVELOPMENTS INCLUDING THE TOWN HALL AND PUBLIC AND PRIVATE HOUSING PROJECTS.

THEY WERE TAKEN TO THE TOP OF THE DISTRICT OFFICE ROOF AND TO OTHER LOOKOUT POINTS IN KWAI CHUNG TO VIEW OLDER PARTS OF THE TOWN, AS WELL AS NEW DEVELOPMENT PROJECTS ON TSING YI ISLAND AND RECLAMATION IN TSUEN WAN BAY.

AFTER MORE THAN TWO HOURS IN TSUEN WAN, THEY WENT TO THE NEW TERRITORIES ADMINISTRATION HEADQUARTERS WHERE THEY WERE MET BY THE DEPUTY SECRETARY FOR THE NEW TERRITORIES, MR AUGUSTINE CHUI, WHO BRIEFED THEM ON THE NEW TOWNS WHICH HE SAID WOULD HAVE A COMBINED POPULATION OF MORE THAN TWO MILLION BEFORE THE END OF THE DECADE.

THE MPS VISITED VARIOUS HOUSING PROJECTS IN THE AFTERNOON. THEY WILL VISIT THE MASS TRANSIT RAILWAY SYSTEM TOMORROW (FRIDAY), LEAVING HONG KONG ON SATURDAY EVENING.

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NEW RESEARCH VESSEL TO BE LAUNCHED  
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A HIGHLY SOPHISTICATED FISHERIES RESEARCH VESSEL WILL COME INTO SERVICE VERY SOON TO REPLACE THE EXISTING RESEARCH VESSEL, CAPE ST MARY, AND THE AGRICULTURE AND FISHERIES DEPARTMENT IS LOOKING FOR A MATE TO HELP OPERATE IT.

A DEPARTMENT SPOKESMAN SAID TODAY THAT AT PRESENT HONG KONG'S FISHING FLEET SUPPLIED MORE THAN 90 PER CENT OF LOCAL DEMAND, WHICH WAS EXPECTED TO INCREASE WITH THE POPULATION GROWTH.

HE SAID, +TO MEET THE INCREASING DEMAND FOR FOOD FISH, THE DEPARTMENT SPARED NO EFFORT IN SEARCHING FOR NEW FISH STOCKS, DEVELOPING NEW FISHING METHODS AND IMPROVING THE EFFICIENCY OF EXISTING METHODS.+

+RESEARCH AND DEVELOPMENT PROGRAMMES ARE CARRIED OUT TO SEEK WAYS OF GREATLY INCREASING FISH PRODUCTION. THE NEW VESSEL, TAI SHUN, WHICH IS A MORE VERSATILE CRAFT THAN CAPE ST MARY, WILL BE BETTER SUITED TO THIS PURPOSE,+ HE ADDED.

THE NEW CRAFT, FITTED OUT WITH ADVANCED ELECTRONIC FISH-FINDING EQUIPMENT, WILL HAVE A WIDER CRUISING RANGE OF OVER 12 800 KILOMETRES AND A LONGER JOURNEY TIME OF 30 DAYS. BESIDES ITS PRECISE NAVIGATIONAL ABILITY, THE CRAFT WILL ALSO BE CAPABLE OF TESTING OUT DIFFERENT FISHING METHODS.

THE MATE BEING SOUGHT TO HELP OPERATE THE NEW VESSEL SHOULD EITHER HAVE A TRAWLER MASTER CERTIFICATE OF COMPETENCY OR POSSESS A CLASS 2 (FIRST MATE) CERTIFICATE, A RADAR OBSERVER CERTIFICATE, A RADAR SIMULATOR CERTIFICATE AND AN ELECTRONIC NAVIGATIONAL AIDS (OPERATION) CERTIFICATE.

HIS KNOWLEDGE OF SPOKEN AND WRITTEN ENGLISH SHOULD BE AT A STANDARD EQUIVALENT TO GRADE E IN ENGLISH LANGUAGE (SYLLABUS B) IN THE HONG KONG CERTIFICATE OF EDUCATION.

THE STARTING SALARY WILL BE \$4 000 A MONTH. APPLICATION FORMS (GF 340) CAN BE OBTAINED FROM CITY DISTRICT OFFICES, PUBLIC ENQUIRY SERVICE CENTRES OF DISTRICT OFFICES, AND THE LOCAL EMPLOYMENT SERVICE OF THE LABOUR DEPARTMENT.

COMPLETED FORMS SHOULD REACH THE SECRETARY, PUBLIC SERVICE COMMISSION, ROOM 416, CENTRAL GOVERNMENT OFFICES (MAIN WING), 4TH FLOOR, LOWER ALBERT ROAD, HONG KONG NOT LATER THAN MONDAY (MAY 26).

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INFORMATION WANTED FROM HONOURS HOLDERS

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HOLDERS OF BRITISH HONOURS AND DECORATIONS CONFERRED OUTSIDE HONG KONG ARE REQUESTED TO SEND DETAILS OF THEIR AWARDS, IF THEY HAVE NOT DONE SO PREVIOUSLY, TO THE LIBRARIAN AT THE GOVERNMENT SECRETARIAT BY JUNE 15.

THE DETAILS SHOULD INCLUDE THEIR FULL NAMES AND THE YEARS IN WHICH THE AWARDS WERE MADE.

THE REQUEST IS SENT OUT TO PEOPLE NORMALLY RESIDING IN HONG KONG, EXCEPT MEMBERS OF THE EXECUTIVE AND LEGISLATIVE COUNCILS AND HER MAJESTY'S REGULAR FORCES.

THE AWARDS OF WHICH DETAILS ARE REQUIRED INCLUDE ALL ORDERS AND DECORATIONS, MEDALS FOR GALLANTRY AND DISTINGUISHED CONDUCT, IMPERIAL SERVICE MEDALS, MEDALS FOR VALUABLE SERVICES AND BADGES OF HONOUR.

HOWEVER DETAILS OF WAR MEDALS, POLAR MEDALS, JUBILEE OR CORONATION MEDALS, LONG SERVICE MEDALS AND EFFICIENCY MEDALS ARE NOT REQUIRED.

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VISIT BY CONSERVATIVE MPS

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TWO CONSERVATIVE MEMBERS OF PARLIAMENT WILL BE VISITING HONG KONG AT THE INVITATION OF THE GOVERNMENT BETWEEN MAY 24 AND JUNE 2.

THEY ARE DR KEITH HAMPSON, MEMBER FOR RIPPON, AND MR DAVID HUNT, MEMBER FOR WIRRAL.

THE PURPOSE OF THEIR VISIT IS TO FAMILIARISE THEMSELVES WITH HONG KONG'S URBAN ADMINISTRATION, INDUSTRIAL ESTATES, PUBLIC AND PRIVATE HOUSING, LAND DEVELOPMENT AND TEXTILES INDUSTRY.

THE MPS' PROGRAMME IN HONG KONG WILL INCLUDE DISCUSSIONS WITH SENIOR GOVERNMENT OFFICIALS, VISITS TO HOUSING ESTATES AND FACTORIES, A TOUR OF THE NEW TERRITORIES AND MEETINGS WITH MEMBERS OF THE EXECUTIVE, LEGISLATIVE AND URBAN COUNCILS AND VARIOUS BUSINESS AND COMMUNITY ORGANISATIONS.

ANYONE WHO WISHES TO MAKE AN APPOINTMENT TO SEE THEM SHOULD CONTACT THE PROTOCOL OFFICE (TEL. NO. 5-95212) WHICH WILL PASS ON THE REQUEST TO THEM.

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LABOUR OFFICIAL LEAVES FOR ILO CONFERENCE

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THE ASSISTANT COMMISSIONER FOR LABOUR, MRS SOO MOK SAU-HA, WILL LEAVE HONG KONG THIS EVENING TO ATTEND THE 66TH SESSION OF THE INTERNATIONAL LABOUR ORGANISATION CONFERENCE TO BE HELD IN GENEVA.

SHE WILL BE PARTICIPATING AS AN ADVISER TO THE UNITED KINGDOM DELEGATION. THE CONFERENCE IS SCHEDULED TO BE HELD FROM JUNE 4 TO 25.

AMONG THE SUBJECTS TO BE DISCUSSED ARE EQUAL OPPORTUNITIES AND TREATMENT FOR MEN AND WOMEN WORKERS OR WORKERS WITH FAMILY RESPONSIBILITIES, SAFETY AND HEALTH AND THE WORKING ENVIRONMENT, AS WELL AS THE PROMOTION OF COLLECTIVE BARGAINING.

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NOTE TO EDITORS:

GROUND BREAKING CEREMONY FOR TUEN MUN COMMUNITY  
AND SPORTS CENTRE

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THE SECRETARY FOR THE NEW TERRITORIES, MR DAVID AKERS-JONES, WILL OFFICIATE AT THE GROUND BREAKING CEREMONY FOR A \$32 MILLION COMMUNITY AND SPORTS CENTRE TO BE BUILT BY THE YAN OI TONG IN AREA 10 (NEAR KAI MING STREET), TUEN MUN, TOMORROW (FRIDAY) AT 4 PM.

YOU ARE CORDIALLY INVITED TO SEND MEMBERS OF YOUR STAFF TO COVER THE CEREMONY. A GOVERNMENT VEHICLE (AM 3214) WILL LEAVE KOWLOON PUBLIC PIER AT 2.30 PM SHARP. MR DONALD STRANGE OF THE NEW TERRITORIES ADMINISTRATION PRESS UNIT WILL HELP MEDIA REPRESENTATIVES.

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NEW MAXICAB SERVICE

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TWO MORE MAXICAB ROUTES WILL BE INTRODUCED ON HONG KONG ISLAND FROM SUNDAY (MAY 25).

THEY ARE CIRCULAR ROUTE NO. 23 FROM KENNEDY TOWN TO POK FU LAM AND ROUTE NO. 30 FROM CAUSEWAY BAY TO WATFORD ROAD ON THE PEAK.

MAXICABS ON THE FIRST ROUTE WILL START FROM HOLLAND STREET AND GO PAST KENNEDY TOWN PRAYA, SANDS STREET, BELCHER'S STREET, SMITHFIELD, POKFIELD ROAD, POK FU LAM ROAD, VICTORIA ROAD AND SASSOON ROAD, RETURNING BY POK FU LAM ROAD, POKFIELD ROAD, SMITHFIELD AND BELCHER'S STREET.

JOURNEYS MAY BE DIVERTED VIA THE ACCESS ROAD TO QUEEN MARY HOSPITAL DURING ITS VISITING HOURS TO MEET PASSENGER REQUIREMENTS.

THE FARES WILL BE 70 CENTS FROM KENNEDY TOWN TO TELEGRAPH BAY, AND 70 CENTS FOR A RETURN JOURNEY FROM QUEEN MARY HOSPITAL TO KENNEDY TOWN.

THE SERVICE WILL BE PROVIDED FROM 5.40 AM TO 8 PM AT A BASIC FREQUENCY OF 12 MINUTES.

THE OTHER NEW MAXICAB ROUTE STARTING FROM SUNDAY WILL OPERATE FROM PATERSON STREET, PAST GLOUCESTER ROAD, PERCIVAL STREET, LOCKHART ROAD, FENWICK STREET, GLOUCESTER ROAD, HARCOURT ROAD, ADMIRALTY CENTRE ACCESS ROAD, HARCOURT ROAD, COTTON TREE DRIVE SLIP ROAD, COTTON TREE DRIVE, GARDEN ROAD, MAGAZINE GAP ROAD, PEAK ROAD, AND GUILDFORD ROAD, TO WATFORD ROAD.

THE RETURN TRIP WILL BE VIA GUILDFORD ROAD, PEAK ROAD, MAGAZINE GAP ROAD, GARDEN ROAD, QUEENSWAY, ARSENAL STREET, LOCKHART ROAD, EAST POINT ROAD, AND GREAT GEORGE STREET.

THE FULL FARE WILL BE \$1.50. FARES FOR SECTIONAL JOURNEYS FROM MTR ADMIRALTY STATION TO WATFORD ROAD WILL BE \$1 AND 50 CENTS FROM ARSENAL STREET TO CAUSEWAY BAY.

MAXICABS ON THIS ROUTE WILL RUN FROM 6.36 AM TO 9.40 PM AT A BASIC FREQUENCY OF 12 MINUTES.

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KWAI FOO ROAD RESTRICTION EXTENDED

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THE EXISTING PLB CLEARWAY IN KWAI FOO ROAD, KWAI CHUNG, WILL BE EXTENDED ABOUT 90 METRES WESTWARD FROM KWAI CHUNG POLICE STATION TO A POINT JUST BEYOND THE ZEBRA CROSSING FROM 10 AM ON SATURDAY (MAY 24).

PUBLIC LIGHT BUSES WILL NOT BE ALLOWED TO STOP FOR PASSENGERS WITHIN THE CLEARWAY.

TRAFFIC SIGNS WILL BE SET UP TO GUIDE PLB DRIVERS.

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WATER CUT

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WATER SUPPLY TO AN AREA OF TSUEN WAN ALONG CASTLE PEAK ROAD WILL BE INTERRUPTED FOR TEN HOURS FROM 10 PM ON MONDAY (MAY 26) TO 8 AM THE FOLLOWING MORNING.

THE AREA TO BE AFFECTED EXTENDS FROM CHAI WAN KOK STREET TO LIDO BEACH AT TING KAU.

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