HKGIS 香港政府新聞處

DAILY INFORMATION BULLETIN

FRIDAY, NOVEMBER 7, 1975.

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FRIDAY, NOVEMBER 7, 1975

REVISIONS OF RENT CONTROL LEGISLATION PROPOSED

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PROPOSED LEGISLATION WHICH WILL PERMIT INCREASES IN RENTS OF PRE-WAR PREMISES FOR THE FIRST TIME IN OVER 20 YEARS, WILL SOON BE INTRODUCED IN THE LEGISLATIVE COUNCIL.

THE PROVISION IS CONTAINED IN THE LANDLORD AND TENANT (CONSOLIDATION) (AMENDMENT) (NO. 4) BILL, PUBLISHED IN TODAY'S GAZETTE, AND IS SCHEDULED TO COME INTO EFFECT NEXT YEAR.

ALTHOUGH THE BILL ALLOWS FOR AN INCREASE OF UP TO 40 PER CENT IN RESPECT OF RENTS FOR SHOPS AND NON-DOMESTIC PREMISES, IN PRACTICE THE AVERAGE INCREASE WILL AVERAGE ONLY ABOUT 24 PER CENT FOR SHOPS AND NO MORE THAN EIGHT PER CENT FOR NON-DOMESTIC PREMISES.

+THE ACTUAL PERCENTAGE INCREASES WILL GENERALLY BE LOWER BECAUSE THE PRESENT RENTS FOR MANY SUCH PREMISES ARE ALREADY HIGHER THAN THE CURRENT PERMITTED RENTS,+ A SPOKESMAN FOR THE RATING AND VALUATION DEPARTMENT EXPLAINED.

+FURTHERMORE, WHERE THE RENT BEING PAID IS EQUAL TO OR MORE THAN THE NEW PERMITTED RENT, A TENANT WILL NOT BE OBLIGED TO PAY ANY INCREASE WHATSOEVER,+ HE ADDED.

THE SPOKESMAN POINTED OUT THAT THE PERMITTED RENTS OF MANY SHOPS AND NON-DOMESTIC PREMISES WERE LESS THAN ONE-EIGHTH OF THE CURRENT FAIR MARKET RENT.

+NOTWITHSTANDING, THESE PROTECTED SHOPKEEPERS AND BUSINESS FIRMS TRADE ON EQUAL TERMS WITH TENANTS OF POST-WAR PREMISES, AND THERE IS NO EVIDENCE TO SUGGEST THAT THE BENEFIT OF THEIR HIGHLY PRIVILEGED POSITION IS PASSED ON TO THE CONSUMER,+ HE SAID.

FOR A TYPICAL SHOP IN A TENEMENT BUILDING HAVING A PERMITTED RENT OF $185 PER MONTH THE INCREASE WOULD BE $74 PER MONTH. HOWEVER, THE AVERAGE RENT KNOWN TO BE PASSING FOR SUCH PREMISES, HE SAID, IS NEARER $300 PER MONTH, WHILE THE ESTIMATED AVERAGE FAIR MARKET RENT IS PUT AT ABOUT $1,600 PER MONTH.

THE BILL ALSO PERMITS A SMALLER INCREASE FOR DOMESTIC PREMISES.

IN PERCENTAGE TERMS, THE INCREASE ALLOWED WILL BE 32 PER CENT BUT, AS ACTUAL RENTS TODAY ARE GENERALLY SUBSTANTIALLY HIGHER, THE PERMITTED INCREASE WILL BE MUCH LOWER THAN THIS.

/FOR EXAMPLE .....

FOR EXAMPLE, A TYPICAL DOMESTIC TENEMENT FLOOR MIGHT HAVE A PERMITTED RENT OF $70 PER MONTH BUT THE AVERAGE RENT KNOWN TO BE PASSING FOR SUCH PREMISES IS $114 PER MONTH: THUS THE PROPOSED INCREASE OF ABOUT $22.50 PER MONTH IS LESS THAN 20 PER CENT, WHICH, IN PERCENTAGE TERMS, IS IN KEEPING WITH THE STANDARD INCREASE ALLOWED FOR POST-WAR PROTECTED TENANCIES. IN MONEY TERMS, THE AMOUNT OF INCREASE IS CONSIDERABLY SMALLER. AS FOR NON-DOMESTIC PREMISES, IF CURRENT RENTS ARE EQUAL TO OR EXCEED THE NEW PERMITTED RENTS NO INCREASE WILL BE PAYABLE.

TO ASSIST LANDLORDS AND TENANTS, THE BILL EXTENDS THE POWER OF THE COMMISSIONER OF RATING AND VALUATION TO ASSESS STANDARD RENT, AND LAYS DOWN THE PROCEDURES FOR GIVING EFFECT TO THE PROPOSED INCREASES.

THE BILL ALSO PROVIDES FOR A NUMBER OF AMENDMENTS IN RESPECT OF THE CONTROLS RELATING TO POST-WAR DOMESTIC PREMISES.

THE FIRST AMENDMENT PROPOSED IS TO REMOVE PROTECTION FROM FRESH LEASES FOR THREE YEARS OR MORE (AND LEASES FOR SHORTER TERMS IN CERTAIN SPECIFIED CIRCUMSTANCES) ENTERED INTO AFTER DECEMBER 31, 1975. THIS EXCLUSION WILL AFFECT ONLY NEW LETTINGS, NOT EXISTING LEASES WHICH GENERALLY CONTINUE TO BE PROTECTED.

IN ADDITION, HOWEVER, PROTECTION IS TO BE WITHDRAWN FROM ALL LETTINGS HELD IN THE NAMES OF GOVERNMENTS, CORPORATIONS AND COMPANIES, AMONG OTHERS.

THE SPOKESMAN SAID THAT ALTHOUGH THIS PROTECTION WAS CONSIDERED NECESSARY IN 1973 WHEN LANDLORDS WERE TAKING UNFAIR ADVANTAGE OF THEIR BARGAINING POSITION, THE PROPERTY MARKET IS NOW CONSIDERED MORE ORDERLY, AND THERE ARE A FAIR NUMBER OF VACANT FLATS AVAILABLE FOR RENTING.

HE EXPLAINED THAT THESE PROVISIONS WILL, IN THE MAIN, AFFECT ONLY THE UPPER END OF THE MARKET COVERING MEDIUM AND LARGE FLATS WHERE THE TENANTS ARE MORE CAPABLE OF LOOKING AFTER THEIR OWN AFFAIRS. MOREOVER, MOST OF THESE TENANTS WILL STILL BE ENTITLED TO THE SIX MONTHS' NOTICE OF TERMINATION UNDER PART V OF THIS LEGISLATION.

PROVISION IS MADE FOR AN ADDITIONAL RENT TO BE CHARGED WHERE IMPROVEMENTS ARE CARRIED OUT BY A LANDLORD TO POST-WAR PREMISES. +THIS PROPOSAL IS MADE TO ENCOURAGE LANDLORDS TO IMPROVE THEIR PROPERTIES EVEN THOUGH THE RENTS THEY RECEIVE MAY BE RESTRICTED, AND MIGHT COVER SUCH MATTER AS ADDITIONAL SECURITY MEASURES, RECREATION FACILITIES, IMPROVED LIFT SERVICES, AND SO ON.+

/THE MAJOR .....

THE MAJOR CHANGE FOR POST-WAR DOMESTIC PREMISES RELATES TO THE PROPOSED CHANGE IN THE FACTOR FROM '5' TO '4'. THE SPOKESMAN EXPLAINED THAT THIS CHANGE WAS IN KEEPING WITH THE GOVERNMENT'S POLICY OF GRADUALLY CLOSING THE GAP BETWEEN REGULATED AND MARKET RENTS.

HE EMPHASISED, HOWEVER, THAT THERE WAS TO BE NO CHANGE IN THE MAXIMUM PERMITTED INCREASE OF 21 PER CENT.

THE PRESENT FORMULA HE EXPLAINED WAS TO TAKE THE DIFFERENCE BETWEEN THE CURRENT RENT AND THE ESTIMATED FAIR MARKET RENT AND DIVIDE BY '5'. PROVIDED THE RESULT DOES NOT EXCEED 21 PER CENT THIS IS THEN THE PERMITTED INCREASE UNLESS THE RATEABLE VALUE EXCEEDS $30,000 IN WHICH CASE THE FULL INCREASE APPLIES.

FROM NEXT YEAR THE FACTOR WILL BE '4'. THE INCREASES WILL THUS BE ONE-FOURTH OF THE DIFFERENCE BETWEEN THE CURRENT RENT AND THE ESTIMATED FAIR MARKET RENT, BUT SUBJECT TO THE 21 PER CENT MAXIMUM.

AS CURRENT RENTS ARE STILL WAY BELOW MARKET RENTS THIS WILL MEAN THAT PERMITTED INCREASES IN RENTS IN 1976 CONTINUE AT AROUND PRESENT LEVELS.

FOR EXAMPLE, A SMALL TENEMENT FLOOR ON A CURRENT REGULATED RENT OF ABOUT $330 PER MONTH, HAVING A FAIR MARKET RENTAL VALUE OF $580 PER MONTH, WOULD PAY AN INCREASE OF $62 PER MONTH OR JUST UNDER 19 PER CENT. FOR A MEDIUM FLAT ON $1,000 PER MONTH HAVING A FAIR MARKET RENT OF $1,800 PER MONTH THE INCREASE WOULD BE $200 PER MONTH OR ABOUT 20 PER CENT.

THE SPOKESMAN POINTED OUT THAT INCREASES IN RENT UNDER THE ORDINANCE ARE PERMITTED ONLY EVERY TWO YEARS.

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GOVERNMENT APPOINTS DIRECTORS ON
KMB AND CMB BOARDS
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THE APPOINTMENT WAS ANNOUNCED TODAY OF THE GOVERNMENT'S DIRECTORS TO SERVE ON THE BOARDS OF HONG KONG'S TWO MAJOR BUS COMPANIES - KMB AND CMB.

THEY ARE THE SECRETARY FOR THE ENVIRONMENT, MR. JIM ROBSON AND THE SECRETARY FOR ECONOMIC SERVICES, MR. DEREK JONES. THE APPOINTMENTS WHICH HAVE BEEN MADE BY THE GOVERNOR TAKE EFFECT FROM TODAY (FRIDAY).

IT WAS ANNOUNCED LATE LAST YEAR THAT THE GOVERNMENT WOULD SEEK TO HAVE DIRECTORS ON THE BOARDS OF THE TWO COMPANIES WHEN NEW FRANCHISES FOR KMB AND CMB WERE GRANTED THIS YEAR.

THE MOVE ENABLES THE GOVERNMENT TO PARTICIPATE DIRECTLY IN THE DECISION-MAKING OF THE COMPANIES, AND THE MAJOR RESPONSIBILITY OF THE GOVERNMENT DIRECTORS IS TO REPRESENT THE PUBLIC INTEREST RATHER THAN THAT OF THE SHAREHOLDERS.

PROVISION FOR THE APPOINTMENT OF THE DIRECTORS WAS EMBODIED IN THE PUBLIC OMNIBUS SERVICES BILL WHICH WAS PASSED BY THE LEGISLATIVE COUNCIL ON AUGUST 13.

IN FACT, IT WAS ONE OF A NUMBER OF PROVISIONS APPROVED TO GIVE THE GOVERNMENT FAR GREATER POWERS OF CONTROL OVER THE OPERATIONS OF THE BUS COMPANIES TO IMPROVE THEIR SERVICES.

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S.W.D. COOK RETIRING
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NOTE TO EDITORS:

A COOK, MR. SHAM SHING, WHO HAS BEEN WITH THE SOCIAL WELFARE DEPARTMENT FOR MORE THAN 18 YEARS WILL RETIRE TOMORROW (SATURDAY). TO MARK THE OCCASION, HE WILL BE PRESENTED WITH A WATCH AS A FAREWELL GIFT FROM HIS COLLEAGUES AND FRIENDS IN THE DEPARTMENT.

THE PRESENTATION WILL BE MADE BY MR. MAK WING-HONG, THE HEAD OF THE PROBATIONS AND CORRECTIONS DIVISION, AT THE O PUI SHAN BOYS HOME WHERE MR. SHAM HAS BEEN WORKING.

MR. SHAM JOINED THE DEPARTMENT IN 1959 AND HAD WORKED IN THE RELIEF SECTION BEFORE BEING POSTED TO THE PRESENT POSITION FROM WHICH HE IS RETIRING.

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PARKING ARRANGEMENTS FOR
PRESENTATION OF INSIGNIA AT
GOVERNMENT HOUSE

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SPECIAL PARKING ARRANGEMENTS WILL BE IMPLEMENTED AT AND NEAR GOVERNMENT HOUSE ON MONDAY (NOVEMBER 10) WHEN THE GOVERNOR, SIR MURRAY MACLEHOSE, WILL PRESENT INSIGNIA TO MEMBERS OF THE COMMUNITY.

ALL CARS CARRYING GUESTS MAY ENTER BY THE MAIN GATE OF GOVERNMENT HOUSE. AFTER GUESTS HAVE ALIGHTED, VEHICLES BEARING GOVERNMENT HOUSE LABELS MAY PARK IN THE FORECOURT OR TENNIS COURTS AS DIRECTED BY POLICE OR, IF CHAUFFEUR DRIVEN, RETURN AT 11.50 A.M.

VEHICLES BEARING BLUE LABELS MUST EXIT BY THE EAST GATE AND MAY THEN PARK AT UPPER ALBERT ROAD, LOWER ALBERT ROAD, THE SLIP ROAD TO THE SOUTH OF THE UNITED STATES CONSULATE BUILDING, AND THE METERED CAR PARK BETWEEN KENNEDY ROAD AND GARDEN ROAD.

ALL VEHICLES PARKED INSIDE GOVERNMENT HOUSE SHOULD LEAVE BY THE EAST GATE. OTHER GUESTS ARE REQUESTED TO WALK TO THEIR CARS AFTER THE PRESENTATION CEREMONY.

PARKING FACILITIES IN METERED SPACES IN UPPER AND LOWER ALBERT ROADS AND AT THE METERED CAR PARK BETWEEN KENNEDY ROAD AND GARDEN ROAD WILL BE TEMPORARILY SUSPENDED FROM 9.30 A.M. TO 1 P.M. TO FACILITATE PARKING FOR INVITED GUESTS TO GOVERNMENT HOUSE.

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COMPANIES BILL

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DRAFT LEGISLATION TO REQUIRE REGISTERED COMPANIES IN FUTURE TO PAY FEES ON CONTRIBUTIONS TO THEIR CAPITAL IN THE FORM OF SHARE PREMIUMS WILL SHORTLY BE INTRODUCED INTO THE LEGISLATIVE COUNCIL.

THE COMPANIES (AMENDMENT) (NO. 4) BILL 1975, GAZETTED TODAY, PROVIDES THAT PREMIUMS PAID OR PAYABLE ON ANY ISSUE OF SHARES WILL BE SUBJECT TO THE SAME AD VALOREM FEE AS IS AT PRESENT PAYABLE ON THE COMPANY'S NOMINAL SHARE CAPITAL AND INCREASES IN SUCH CAPITAL.

TO ENABLE THE REGISTRAR OF COMPANIES TO IDENTIFY CASES WHERE THIS FEE HAS TO BE PAID, COMPANIES WILL HAVE TO NOTIFY HIM IN THEIR RETURNS OF ALLOTMENT AND ANNUAL RETURNS OF THE AMOUNT OF PREMIUM PAID OR PAYABLE ON ANY PARTICULAR SHARES ISSUED.

THERE IS ALSO A PROVISION IN THE AMENDMENTS TO ENSURE THAT WHERE A COMPANY HAS PAID THE PREMIUM FEE, IT WILL NOT HAVE TO PAY A FEE ON AN INCREASE IN NOMINAL CAPITAL MADE SOLELY FOR THE PURPOSE OF CAPITALISING THE WHOLE OR ANY PART OF THAT PREMIUM.

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'KEEP WONG TAI SIN CLEAN MONTH'
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A MASSIVE MONTH-LONG DRIVE ENTITLED 'KEEP WONG TAI SIN CLEAN MONTH' HAS BEEN LAUNCHED TO IMPROVE ENVIRONMENTAL CONDITIONS IN THE DISTRICT AND TO PROMOTE CIVIC-MINDEDNESS AMONG LOCAL RESIDENTS.

THE DRIVE IS JOINTLY ORGANISED BY THE WONG TAI SIN CITY DISTRICT OFFICE, URBAN SERVICES DEPARTMENT, HOUSING DEPARTMENT, 12 AREA COMMITTEES, WONG TAI SIN CITY DISTRICT COMMITTEE, WONG TAI SIN COMMUNITY DEVELOPMENT CO-ORDINATION COMMITTEE AND 120 MUTUAL AID COMMITTEES. IT BEGAN ON NOVEMBER 4 AND WILL LAST UNTIL DECEMBER 5.

DURING THE PERIOD, STAFF OF URBAN SERVICES DEPARTMENT WILL CARRY OUT CLEANSING OPERATIONS AND SET UP TEMPORARY REFUSE COLLECTION POINTS AT VARIOUS PLACES TO FACILITATE RESIDENTS TO CLEAR RUBBISH AND JUNK FROM THEIR HOMES. MORE THAN 3,000 VOLUNTEERS FROM THE 12 AREA COMMITTEES AND 120 MUTUAL AID COMMITTEES WILL ALSO RENDER THEIR ASSISTANCE.

THREE MAJOR OPERATIONS HAVE ALREADY BEEN CARRIED OUT IN LOK FU ESTATE, WANG TAU HOM ESTATE AND WONG TAI SIN LOWER ESTATE. UNDER THE CO-ORDINATION OF WONG TAI SIN CITY DISTRICT OFFICE, THESE OPERATIONS WENT ON SMOOTHLY AND RECEIVED ENCOURAGING SUPPORT FROM THE RESIDENTS, RESULTING IN MARKED IMPROVEMENT IN THE SANITARY CONDITION OF THE DISTRICTS.

THE SCHEDULE FOR THE OTHER MAJOR CLEANSING OPERATIONS IS AS FOLLOWS:

SAN PO KONG AREA	-	NOVEMBER 10 TO 12, 1975
TSZ WAN SHAN (SOUTH) AREA	-	NOVEMBER 10 AND 14, 1975
NGAU TSZ WAN AND DIAMOND HILL AREA	-	NOVEMBER 13, 14, 16 AND 17, 1975
TUNG TAU ESTATE AREA	-	NOVEMBER 14 AND 25, 1975
TSZ WAN SHAN (NORTH) AREA	-	NOVEMBER 17 AND 20, 1975
FUNG WONG ESTATE AREA	-	NOVEMBER 18 AND 20, 1975
CHUK YUEN COTTAGE AREA	-	NOVEMBER 21 AND 28= DECEMBER 5, 1975
CHOI HUNG ESTATE AREA	-	NOVEMBER 24, 1975
WONG TAI SIN UPPER ESTATE	-	NOVEMBER 26, 1975

A NUMBER OF COMPETITIONS TO PROMOTE THE KEEP HONG KONG CLEAN CAMPAIGN WILL ALSO BE ORGANISED. THEY INCLUDE COMPETITIONS FOR THE BEST VOLUNTEERS AND THE CLEANEST HOUSEHOLD.

VOLUNTEERS WILL ALSO STAGE CLEAN-UP DEMONSTRATIONS TO STIMULATE SUPPORT FROM RESIDENTS.

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VILLAGE LOTS TO BE RESUMED FOR MTR STATION

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THE GOVERNMENT TODAY REINSTITUTED RESUMPTION PROCEEDINGS IN RESPECT OF THE REMAINING LOTS BELONGING TO NGAU CHI WAN VILLAGERS WHICH ARE REQUIRED FOR THE CONSTRUCTION OF THE CHOI HUNG MASS TRANSIT RAILWAY STATION.

EARLIER RESUMPTION OF THE LOTS WAS CANCELLED ON OCTOBER 10, 1975 TO ENABLE ACQUISITION BY MEANS OF LAND EXCHANGES OR CASH PAYMENTS TO BE DISCUSSED FURTHER WITH THE OWNERS.

THESE DISCUSSIONS ARE STILL CONTINUING BUT IT IS NECESSARY TO BEGIN RESUMPTION AGAIN IN ORDER TO ENSURE THAT THE CONSTRUCTION OF THE MASS TRANSIT WORKS WILL NOT BE DELAYED.

RESUMPTION NOTICES WERE POSTED ON THE REMAINING 13 LOTS TODAY BUT THERE IS EVERY POSSIBILITY THAT THESE LOTS WILL BE ACQUIRED BY AGREEMENT WITH THE OWNERS BEFORE DECEMBER 7 WHEN THE NOTICES EXPIRE.

A TOTAL OF 39 LOTS IN NGAU CHI WAN VILLAGE ARE REQUIRED TO ALLOW THE CONSTRUCTION OF CHOI HUNG STATION. TWENTY-SIX LOTS HAVE SO FAR BEEN ACQUIRED BY AGREEMENT.

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COMMUNITY SERVICE PROJECT AT MA WAN

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A GROUP OF MORE THAN 50 YOUNG PEOPLE FROM HONG KONG AND OVERSEAS BEGAN A SEVEN-DAY COMMUNITY SERVICE WORK CAMP AT MA WAN ISLAND TODAY. IT IS PART OF THE DUKE OF EDINBURGH'S COMMONWEALTH GOLD AWARD EXPEDITION 1975 NOW BEING HELD IN HONG KONG.

THE PROJECT IS A JOINT EFFORT AMONG THE BRITISH FORCES= THE DISTRICT OFFICE, TSUEN WAN= THE AGRICULTURE AND FISHERIES DEPARTMENT= THE SOCIAL WELFARE DEPARTMENT AND THE URBAN SERVICES DEPARTMENT.

THE PARTICIPANTS WILL CONSTRUCT A 400-FOOT LONG FOOTPATH LEADING TO LIEU MONG HILL IN MA WAN WHICH IS A VERY POPULAR RECREATIONAL SPOT WITH YOUNG PEOPLE. AT PRESENT, ONLY THE BEACH IS ACCESSIBLE ON THE ISLAND AND IT IS USUALLY VERY CROWDED ON WEEKENDS AND HOLIDAYS. THE FOOTPATH WHEN FINISHED WILL OPEN UP MORE RECREATIONAL AREA INCLUDING LIEW MONG HILL.

THE GROUP SPENT THEIR FIRST DAY ON ORIENTATION OF THEIR SURROUNDINGS, DISCUSSING THE WORK PROJECT AND ROUNDING OFF THEIR HOUSING DEVELOPMENT STUDY PROGRAMME. THE CONSTRUCTION OF THE FOOTPATH WILL BEGIN TOMORROW AND LAST UNTIL NEXT WEDNESDAY (NOVEMBER 12).

THE FOOTPATH WILL BE FORMALLY OPENED BY SIR KENNETH FUNG PING-FAN, THE CHAIRMAN OF THE ORGANISING COMMITTEE OF THE COMMONWEALTH GOLD AWARD EXPEDITION 1975.

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TOLO HARBOUR CANOE RACE

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THE DISTRICT OFFICER OF TAI PO, MR. CLIVE OXLEY, WILL FIRE THE STARTING GUN TO MARK THE COMMENCEMENT OF THE ANNUAL 'TOLO HARBOUR CANOE RACE' AT ISLAND HOUSE IN YUEN CHAU CHAI ON SUNDAY (NOVEMBER 9) AT 10.30 A.M.

THE RACE IS ORGANISED BY THE OUTWARD BOUND (ALUMNI) ASSOCIATION OF HONG KONG AND SPONSORED BY THE NEW TERRITORIES ADMINISTRATION.

OVER 100 PARTICIPANTS FROM HONG KONG CANOE UNION AFFILIATED CLUBS AND INDIVIDUAL MEMBERS WILL COMPETE IN THE VARIOUS SINGLES AND DOUBLES EVENTS FOR MEN, LADIES AND JUNIORS.

THERE WILL BE TWO COURSES: THE SHORT DISTANCE COURSE OF 1,000 METRES STARTING AND ENDING AT ISLAND HOUSE= AND THE LONG DISTANCE COURSES OF 7-1/2 MILES AND 12 MILES WITH A TRIANGULAR CIRCUIT BETWEEN ISLAND HOUSE, WU KWAI SHA AND TAI MEI TUK NEAR PLOVER COVE RESERVOIR.

THE SECRETARY FOR THE NEW TERRITORIES, MR. DAVID AKERS-JONES, WILL PRESENT PRIZES TO WINNERS OF THE RACES AT ABOUT 3 P.M.

NOTE TO EDITORS:

YOU ARE WELCOME TO COVER THE EVENT AND FACILITIES WILL BE PROVIDED FOR PRESS MEMBERS TO COVER THE RACES BY LAUNCH. TRANSPORT (VAN AM 3274) WILL LEAVE TSIM SHA TSUI SUB-POOL AT 9.10 A.M. SHARP TO PROCEED TO ISLAND HOUSE, TAI PO.

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