

COPY

Colonial Secretariat,
Hong Kong.

10th December, 1952.

RESTRICTED.

No. 5/611/51

SECRETARIAT TEMPORARY CIRCULAR NO. 74Government assistance towards housing of local officers.

A number of requests have recently been received by Government for financial assistance to non-expatriate officers who wish to provide themselves with housing.

2. Subject to the approval of the Secretary of State, it has been decided to set aside funds for this purpose, and applications for loans from these funds will now be received.

3. It is proposed that Crown land shall be made available at half the upset price, together with full crown rent, for approved scheme, and that the cost of forming the site and constructing the building shall be advanced to a maximum figure. The loan, which will include the half-value of the land, will bear interest at $3\frac{1}{2}$ per cent per annum payable every six months and must be repaid within a period normally of not more than twenty years. There will be a strict prohibition on sale or mortgage for a period of years or until the loan is repaid, and conditions adequate to ensure that the building is used only for the housing of Government servants.

4. Government is not prepared to deal with groups of less than ten officers. Accordingly any officers who wish to promote their own housing scheme should prepare their proposals and submit them for consideration, giving as many particulars as possible including the desired site, sketch plans, estimated costs and financial details of the scheme, and names and posts of the participants. Officers are particularly requested carefully to consider the important point of whether their means will be equal to the financial burden they propose to undertake, bearing in mind that outgoings on the completed building will include capital repayments, interest, Crown Rent, property tax, rates, and maintenance.

5. In view of the increasing shortage of building sites, no scheme will be accepted unless the land is to be developed to the fullest possible extent. In any case of doubt, the Director of Public Works may be consulted on this point, and he will also advise regarding sites and plans.

6. If a scheme is accepted, the sponsors will be required to form themselves into a co-operative society (or other corporate body) with which Government will thereafter deal. It is essential that the by-laws of the society provide that the flats to be built may be tenanted only by civil servants serving or retired. The Registrar of Co-operatives will advise on procedure and a set of model by-laws will be made available to sponsors by him.

7. The scheme applies only to non-expatriate officers on the pensionable establishment.

8. Applications should reach this Secretariat by 1st March, 1953.

By Command,

D.W.B. BARON,
Acting Deputy Colonial Secretary.

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Colonial Secretariat,
Hong Kong.

11th June, 1956.

File No. 5/2321/56.

SECRETARIAT STANDING CIRCULAR NO. 9
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As a result of the successful completion of several housing schemes by building co-operative societies, Government now proposes to extend its assistance beyond the limits set out in Secretariat Temporary Circular 74 of 10th December, 1952.

2. Funds will be made available to groups, numbering not less than ten members and consisting of officers on the pensionable establishment not eligible by their terms of service for Government quarters. Groups must accept the following general conditions:

- (a) the sponsors to form themselves into a co-operative building society if their scheme is accepted
- (b) the Crown land, made available at half the upset price, to be developed to the fullest possible extent
- (c) the loan, for the purchase of the land and the construction of the building, and interest at 3½% per annum, payable every six months, to be repaid within a period of twenty years
- (d) a strict prohibition on sale or mortgage until the loan is repaid
- (e) accommodation for individual officers to be such that no officer will be involved in monthly payment to the co-operative society in excess of one quarter of total monthly emoluments.

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3. Government will deal only with co-operative building Societies and the sponsors of schemes must accept by-laws based on models available on application to the Registrar of Co-operatives.

4. Because of the shortage of building sites no scheme will be accepted unless the land is developed to the fullest extent possible. The Director of Public Works will advise on sites available and the extent to which they must be developed.

5. Sponsors of scheme must first apply to the Colonial Secretariat for formal permission to participate in the facilities now offered. Applications must provide a list of officers wishing to be associated in the scheme showing names, grades, and total emoluments, details of the proposed site, and a rough estimate of the loan required.

6. When formal permission is granted to initiate a scheme the sponsors will be required to take advantage of the facilities granted as soon as possible. Details of the financial and building procedures will be made available on application to the Colonial Secretariat.

By Command,

E. B. DAVID
Colonial Secretary.

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