

URBAN PLANNING AND  
**ENVIRONMENTAL  
 LAW REPORT**

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This issue features a review of the Legislative Council's recent debate on Urban Planning in Hong Kong's New Towns. Those who spoke did not miss the opportunity to criticise the Government's record on urban planning in the New Towns. A lengthy resolution was adopted by 33 votes to 3 calling on the Government to learn from its mistakes and do a better and more open job of planning in the third generation of new towns. (See page 2 for the full text.) In the end, the debate was as much about how the Government should respond to the people's needs in a political sense as about urban planning.

In our *Caselaw Update* we bring you a note on a recent English Court of Appeal decision on the creation of an absolute liability for an offence under the UK Town and Country Planning Act 1971 and compare it with a similar provision of Hong Kong's Town Planning Ordinance. As part of our regular sections we also bring you environmental prosecution statistics from May and June 1994 as well as new legislation and news.

This is our last issue in a bimonthly format. From September the *Report* will appear quarterly and be renamed the *Fred Kan & Co. Urban Planning and Environmental Law Quarterly*. In keeping with our existing practice, each issue will be a review of the previous quarter.

The Editors.

· CONTENTS ·

	Page
FEATURE: LegCo on Urban Planning in the New Towns	1
LEGISLATION DIGEST	4
HONG KONG BRIEFING	5
Environment and Public Health	5
Planning and Land Use	6
PADS Update	6
CASELAW Update	7
New Publications	8
Prosecution Statistics	8
ABBREVIATIONS	8
Contributors	8

**LegCo on Urban Planning in the New Towns**

The Legislative Council recently turned its attention to the question of urban planning in the new towns. In a debate lasting more than three hours ten members addressed a motion put by Dr. Tang Siu-Tong which called for the Government to make better provision for community needs in the development of new towns and for more public participation in the planning process. Those who spoke did not miss the opportunity to criticise the Government's record on town planning and many held it responsible for the woes of the first and second generation of new towns.

The gist of Dr. Tang's motion was that the Government should learn from its previous mistakes as it prepares to allocate land for the development of the third generation of new towns in order to alleviate the demand for housing and suppress spiralling property prices. His speech was a catalogue of planning errors, beginning with the traffic congestion in north-west New Territories, the environmental nightmare resulting from the proximity of residential areas to industry as well as to depots for the storage of dangerous goods, and ending with the shortage of school places and hospital beds or the complete lack of emergency hospital facilities in some areas.

By contrast, the prepared response by the Secretary for Planning, Environment and Lands, Mr. Tony Eason, fell flat as he appears to have misjudged the emotionally charged debate. The Government, he said, is not complacent but nor can one expect perfection in such a mammoth enterprise. Some events, like the explosive economic development of the Pearl River Delta had simply overtaken planners and miscalculations can be a lesson for the future.

What then is to be done? Miss Christine Loh does not think the answer lies in the existing system of urban planning and she used the debate to repeat a recurring theme in her criticisms of Hong Kong's administration. The existing planning process is entirely administrative. There is no duty to consult the public and no independent

body to which the planning administration is accountable. In short, and it has been said before, one may say that there is a perception that Government and developers are in bed with each other although sometimes they have different dreams. Therefore, the planning process (like Government in general) needs to be opened up.

Miss Loh's criticisms are apposite even though the Government has chosen to consult the public about urban plans on a selective basis. But will public

consultation and a more accountable planning process prevent the same planning mistakes in the future? Ironically, they probably will not. In many western countries, public consultation by Government simply legitimises listening to the loudest voices which inevitably have vested interests. We can see an example of this in Hong Kong too. The

**'That in anticipation of a significant increase in Government's allocation of land for residential development in new towns to alleviate the pressure of housing demands and to suppress spiralling property prices, this Council urges the Government to undertake immediate public consultation in order to ascertain what residents see as the most significant factors contributing to the enhancement of their own neighbourhood and to incorporate these into town planning programmes when developing the districts concerned as well as to allocate sufficient resources for the implementation before the completion of these new towns, so as to avoid the recurrence of problems arising from previous mistakes in the planning of external transport links, community facilities, job opportunities and other essential facilities experienced by new towns due to deficiencies in planning and coordination as well as insufficient resources in the past.'** (Passed 33 to 3)

overwhelming majority of those who made written submissions in response to the Government's 'Metropolplan' have vested interests in the development of Hong Kong's land resources.

Moreover, the comparatively low level of environmental consciousness and weak environmental lobby in Hong Kong means that environmental interests

would probably be under-represented in any consultation process. This is, of course, all part of the battle by Miss Loh, among others, for more popular political participation in Hong Kong's administration.

The debate about town planning was thus as much about how the Government should respond to the people's needs in a political sense as about urban planning. But what is planning if not politics?

## Digest of LEGISLATION

(This digests Legal Supplements to the  
GAZETTE No.16 to No. 25 of 1994)

### AIR

**Air Pollution Control (Specified Processes) (Amendment) Regulation 1994** (L.S. No.2 to GAZETTE No. 19/1994 dated 13th May 1994/L.N. 257 of 1994 p. B829) This Regulation increases the fees payable for a licence application, for variation and transfer of a licence, for variation or cancellation of any term or condition imposed under s. 22 of the Ordinance and for a certified copy of an entry in the register.

**Air Pollution Control (Amendment) Ordinance 1994 (19 of 1994) (Commencement) Notice 1994** (L.S. No.2 to GAZETTE No.25/1994 dated 24th June 1994/L.N. 378 of 1994) This Ordinance is effective from 25 June 1994.

**Air Pollution Control (Motor Vehicle Fuel) Regulation (L.N. 196 Of 1994) (Commencement) Notice 1994** (L.S. No.2 to GAZETTE No.25/1994 dated 24th June 1994 /L.N. 379 of 1994 p.B1386) Ss. 2 to 6 of the Regulation shall be effective on 25 June 1994 and s. 7 of the Regulation shall come into operation on 1 April 1995.

### CONSERVATION

Environment and Conservation Fund Ordinance 1994 (Ord. No.42 of 1994 to GAZETTE No. 24 dated 17th June 1994 p.A608) This Ordinance establishes a trust fund called the Environment and Conversation Fund, to provide for the due administration thereof and for connected matters including the Secretary of Planning, Environment and Lands as trustee, investment of moneys,

the establishment of the Environment and Conversation Fund Committee, accounts and the cost of administration of the fund; and to provide for the objects of the trust fund.

### LAND USE PLANNING

**Ozone Layer Protection (Fees) (Amendment) Regulation 1994** (L.S. No.2 to GAZETTE No. 19/1994 dated 13th May 1994/L.N. 263 of 1994 p. B836) This Regulation increases the fees for application for registration and for licence to import or to export a specified consignment of a scheduled substance.

### NOISE

**Noise Control (Air Compressors) (Amendment) Regulation 1994** (L.S. No.2 to GAZETTE No.19/1994 dated 13th May 1994/L.N. 260 of 1994 p. B833) This Regulation increases the fee payable for an application for a noise emission label.

**Noise Control (General) (Amendment) Regulation 1994** (L.S. No.2 to GAZETTE No.19/1994 dated 13th May 1994 /L.N. 261 of 1994 p. B834) This Regulation increases the fee payable for a construction noise permit for construction work.

**Noise Control ( Hand Held Percussive Breakers) (Amendment) Regulation 1994** ( L.S. No.2 to GAZETTE No.19/1994 dated 13th May 1994/L.N. 262 of 1994 p.B835) This Regulation increases the fee payable for an application for a noise emission label.

**Noise Control (Amendment) Ordinance 1994 (2 of 1994) (Commencement) Notice 1994** (L.S. No.2 to GAZETTE No.25/1994 dated 24th June 1994/ L.N. 383 of 1994 p.

B1390) This Ordinance other than ss. 3(a) and 9 is effective from 1 July 1994.

### PUBLIC HEALTH

**Public Health (Animals and Birds) (Licensing of Livestock Keeping) Regulation (L.N. 309 of 1994) (Commencement) Notice 1994** (L.S. No.2 to Gazette No.25/1994 dated 24th June 1994 /L.N. 384 of 1994 p. B1391) This Regulation is effective from 1 July 1994.

### SHIPPING & PORT CONTROL

**Merchant Shipping (Navigational Watch Ratings) (Amendment) Regulation 1994** (L.S. No.2 to GAZETTE No.22/1994 dated 3 June 1994/L.N. 335 of 1994 p.B1172) This Regulation revises the fees payable under the Merchant Shipping (Navigational Watch Ratings) Regulations with effect from 23 August 1994.

**Merchant Shipping (Liability and Compensation for Oil Pollution) (Compulsory Insurance) (Amendment) Regulation 1994** (L.S. No.2 to Gazette No.22/1994 dated 3rd June 1994/L.N. 336 of 1994 p. B1173) This Regulation revises the fee payable under the Merchant Shipping (Liability and Compensation for Oil Pollution) (Compulsory Insurance) Regulations for a certificate, issued in respect of a ship registered in Hong Kong , as to insurance against liability for oil pollution damage with effect from 23 August 1994.

### WATER

**Water Pollution Control (Sewerage) Regulation (L.S. No. 2 to Gazette No.22/1994 dated 3rd June 1994/ L.N. 323 of 1994 p. B1081) The purpose of this Regulation is to (a) provide for the construction**

and maintenance of communal sewers, and for the connection of premises to such sewers (ss.2 to 5); (b) provide necessary controls in respect of wastewater treatment facilities (s. 6); (c) empower the Authority to undertake works where persons have failed to comply with notices issued under the Regulation (ss. 7 and 8); (d) in connection with works undertaken by the Authority, to provide for compensation in appropriate cases, in similar manner as in Part III of the Roads (Works, Use and Compensation) Ordinance (Cap.370) (ss. 9 to 24 and Schedule 1); and in connection with works to be undertaken by the Authority, to provide for the resumption of land and the creation of easements, by reference to provisions of the Roads (Works, Use and Compensation) Ordinance (Cap 370) (s.26 and Schedule 2).

**Water Pollution Control (General) (Amendment) Regulation 1994** (L.S. No.2 to GAZETTE No.22/1994 dated 3rd June 1994/L.N. 324 of 1994 p.B1107) This Regulation provides for the assessment of compensation payable under ss. 25 and 26 of the Water Pollution Control Ordinance (Cap.358) (section 8); to provide that contravention of specified provisions of a licence granted under the Ordinance shall be an offence (s.11) and to make various adjustments to the Regulations in the light of operational experience.

#### WASTE DISPOSAL

**Waste Disposal (Amendment) Ordinance 1994** (Ord. No.28 of 1994 to GAZETTE No.27 dated 29th April 1994 p.A451) This Ordinance amended the Waste Disposal Ordinance by (a) increasing the penalties for offences in relation to removal of livestock waste and animal

waste, prohibiting livestock, livestock waste controls, prohibition of unauthorized disposal of waste, unlawful depositing of waste, notice to be given of prescribed wastes, power of authority to obtain information and offences in relation to enforcement powers; (b) adding new sections with regard to the meaning of livestock waste restriction area, the notification of livestock waste pollution, granting written authorization by Director to keep livestock in a livestock waste restriction area, unlawful depositing of waste, and evidence by certificate and the meaning of offences in relation to livestock waste; (c) adding new provisions as to licences, powers of authorized offices and the grounds of appeal; (d) adding a new Schedule with regard to Livestock Waste Restriction Areas and new provisions in relation to the livestock waste control areas, enlarged areas and exempt persons; and consequential amendments in respect of definitions of 'enlarged area', 'livestock waste', 'livestock waste control area' and 'livestock waste prohibition area'.

**Waste Disposal (Forms and Fees for Licences) (Amendment) Regulation 1994** (L.S. No.2 to GAZETTE No.19/1994 dated 13th May 1994 /L.N. 270 of 1994 p.B847) This Regulation increases the fees for (a) waste collection licence for provision of a waste collection service or for collection for waste; and (b) a waste disposal licence for provision of a waste disposal service or for disposal for waste.

**Waste Disposal (Amendment) Ordinance 1994 (28 of 1994) (Commencement) Notice 1994** (L.S. No.2 to GAZETTE No.25/1994 dated 24th June

1994 / L.N. 386 of 1994 p. B1394) This Ordinance, other than section 14, shall be effective on 1 July 1994.

**Waste Disposal Ordinance (Amendment of Schedules) Notice 1994 (L.N. 311 of 1994) (Commencement ) Notice 1994** (L.S. No.2 to GAZETTE No. 25/1994 dated 24th June 1994 / L.N. 387 of 1994 p.B1395) This Notice shall be effective on 1 July 1994 (as regards sections 2,6 and 7, immediately following the commencement of sections 24 and 28 of the Waste Disposal Amendment) Ordinance 1994 (28 of 1994).

**Waste Disposal (Livestock Waste) (Amendment) Regulation 1994 (L.N. 310 of 1994) (Commencement ) Notice 1994** (L.S. No.2 to Gazette No.25/1994 dated 24th June 1994 / L.N. 388 of 1994 p. B1396) This Regulation is effective from 1 July 1994.

**Waste Disposal (Chemical Waste) (General) (Amendment) Regulation 1994** (L.S. No. 2 to Gazette No. 19/1994 dated 13th May 1994 /L.N. 269 of 1994 p.B846) This Regulation increases the fees for registration of chemical waste produce and for a certified copy of an entry of the registration in the register.

## HONG KONG Briefing

### ENVIRONMENT AND PUBLIC HEALTH

A **NEW** type of food for fish is expected to improve water quality around fish farms. The new pellet food would replace minced "trash" fish that raises levels of nitrogen which can cause red tides. The Agriculture and Fisheries Department says the new feed which it helped to develop, will reduce pollution by 60% if it is used properly. But the Environmental Protection Department claims a 5% reduction is the best that can be hoped for because 90% of the pollution from fish farms comes from fish faeces. (SCMP 06/05/1994)

**LIVESTOCK** farmers will ask the Government to build multi-storey buildings with a central waste disposal system for them to raise pigs and ducks. The building, which should be in an agricultural estate in the northeast or northwest New Territories, should be designed to accommodate livestock or fish farming on different floors. The farmers are concerned about laws passed in April which require them to register their businesses and to meet effluent discharge standards. They basically agreed to tackle the pollution problem but they would not accept the licensing system because the Government failed to provide workable waste disposal guidelines. (SCMP 13/05/1994)

**WATER** quality at four beaches in the Tsuen Wan district worsened over the first two weeks of May. Casam, Hoi Mei Wan, and Lido fell from "fair" in the previous EPD measure to "poor". The fall in the water quality is partly due to the fact that it was raining very heavily when the EPD took the sample.

(SCMP 13/05/1994)

**THE HONG KONG** stadium management company was fined HK\$150,000.00 on 12 May 1994 for breaching noise limits during the three concerts by Alan Tam. Wembley International (Hong Kong) Limited pleaded guilty at Eastern Court, to four summonses for failure to comply with a noise abatement notice issued by the EPD between 21 and 24 April 1994. In defence the company argued that the company had no actual control over the volume, which was within the promoter's domain. The Magistrate said that it was not good enough for the management to say the excessive noise level was out of their control. (SCMP 13/05/1994)

**HOUSEHOLDERS** should brace themselves for possible charges to dispose of their rubbish as waste loads are continuing to rise. Environmental protection officials said they would begin next year looking at ways of levying the charge on individual households. Three new and expensive landfills are being built to handle the waste, the first of which opened in November. Having these facilities available is seen as encouraging waste, environmental officials said that they needed to bring in a system for charging for waste disposal so people can see how much it costs. (SCMP 01/06/1994)

**RED TAPE** is holding up sewage charges which officials had hoped to have in place by August. The charges are intended to cover the operating and maintenance costs of collecting, treating and disposing of sewage, which is causing severe pollution problems in Victoria Harbour. The new sewage system will cost at least HK\$300m a year to operate. Fierce questioning is expected from legislators, who are concerned about the calculations and level of

charges. (SCMP 02/06/1994)

**HONG KONG** people are exposed to extremely high noise levels during the daytime - and their health is suffering, a survey revealed on 5 June 1994. Day-time noise pollution was found to be as high as 89 decibels during piling construction work in area like Mongkok, North Point and Causeway Bay. Even without construction noise, the level in these areas was higher than 70 decibels before 11:00 p.m.. Noise pollution would affect the body's resistance ability. It could cause or contribute to digestive problems and, more seriously, could cause diseases, such as heart complaint. (SCMP 06/06/1994)

**ORGANIZERS** of a campaign to limit the use of plastic bags will seek to reinforce the message after findings that some participating shops are still giving out bags for even the smallest items. The Use Less Plastic Bags campaign is co-organised by the Consumer Council, the Retail Management Association, and the EPD. About 1,000 outlets are participating. The aim is to cut plastic bag use by 10 per cent over the next 12 months. An incredible 15 million plastic bags are thrown every day, nearly 5.5 billion a year. Plastic bags do not decompose easily. (SCMP 20/06/1994)

**POTENTIALLY** harmful pesticides, banned or restricted in some countries, are available to consumers in Hong Kong. Chemicals, such as mirex and dichlorvos (DDVP) are found in some cockroach traps and insect sprays or strips sold in Hong Kong. Mirex in high doses is known to cause cancer. DDVP is a potential carcinogen. The Agriculture and Fisheries Department controls pesticide imports and they said the mirex and DDVP available in the territory were in formulation and concentration considered safe.

But Friends of the Earth said the effect of long-term exposure to these and other chemicals was not known and there should be tighter control on them. (SCMP 24/06/1994)

**A HANDS-ON** environment centre opened in Wan Chai on 24 June featuring a noise meter for people to shout into, interactive computers giving up-to-the-minute readings on air pollution and a floor model of the territory's waters operated by foot pads. The HK\$500,000 centre also includes a dummy model dressed in the "space suit" required for removing asbestos, a three-dimensional display on recycling in Hong Kong, a touch-screen computer for general information on the environment and display boards. The director of EPD said the visitors' centre was aimed at school, business and other groups, unlike the resource centre which is for people to drop in as they like to get information on local and overseas environmental issues. (SCMP 25/06/1994)

## **PLANNING AND LAND USE**

**WORK** on the West Kowloon reclamation could be hit if dumping of contaminated mud north of Lantau is halted by the middle of July. Wild fluctuation in toxic levels around the dumping site in recent weeks has also raised concern about sea food safety. The EPD says it could close the contaminated mud pit off east Sha Chau if it is identified as the source. The pit is the only permitted place for dumping contaminated mud, most of which comes from the West Kowloon reclamation. (SCMP 15/06/1994)

**HUNDREDS** of extra parking spaces are to be provided for container trucks over the next six months, Secretary for Planning, Environment and Lands

Tony Eason said. The move was part of the clean-up New Territories black-spots, some of which were caused by illegal parking on open land. Thirteen new short term tenancy sites would be put out to tender to provide about 1,400 parking spaces for container vehicles. The total area for open storage purposes will increase from the 250 hectares presently shown on development permission area plans to about 300 hectares. Subject to the permission of the Town Planning Board, many of these areas could be used for container vehicle parking. (SCMP 02/06/1994)

## **PADS UPDATE**

**ESTIMATED INCOME** from the airport railway projects' property development has been revised to \$100 billion - up 150 per cent from the 1992 estimate. It is hoped that the huge land income will help bring China and Britain closer to a deal on airport financing because Hong Kong's ability to fund the project has always been a key concern of China. (SCMP 10/05/1994)

**THE CUSTOMS** and excise department is drawing up plans to ensure the new airport will efficiently handle the 28 million people expected to pass through it annually. Hi-tech equipment specialising in contraband detection and X-raying of baggage will be sought to make the airport more secure than any other in the world. (SCMP 18/05/1994)

**THE SINO-BRITISH** airport committee resumed talks on 20th May to try to solve the dispute over financing arrangements. The new round of formal talks follows expert-level talks and informal contacts between the two sides over the past few months, during which the British side replied to ques-

tions from Chinese officials. These included the land revenue to be generated from the selling of 62 hectares of land along the airport rail link. Both sides appeared to make some concessions during the talks, agreeing to allow the Sino-British Land Commission to dispose of the 62 hectares of land along the airport railway. However, the outstanding obstacles to agreement remained. China remains reluctant to endorse a deal which it says will leave the SAR government a \$45 billion legacy of debt. (SCMP 18 & 21 /05/1994)

**THE AIRPORT** and the Lantau railway was six months behind schedule because of the financing disagreement between Britain and China. The first phase to Kowloon is to open at the end of 1997. The second phase to Central will open in April 1998. Passenger fares have been set at \$50, in 1990 prices, between Central and Chek Lap Kok on the airport express and \$11 between Central and Tung Chung on the Lantau line. (SCMP 30/06/1994)

**THE MONTHLY ACCIDENT AVERAGE** was 96 per 1,000 workers on airport core projects from the start of the first airport contract in 1992 to the end of April 1994. The figure is higher than the Government's expectation which is 60 accidents. Stricter laws were being finalized for contractors who violate safety requirements or have high accident rates. (SCMP 03/06/1994)

**THE FLEET** of dredging craft helping with reclamation are to leave nine months ahead of schedule. Jan De Nul, one of the biggest dredging firms, will leave in July 1994. (SCMP 15 June 1994)

## CASELAW Update

*R. v Collett*  
*R. v Furminger*  
*R. v Nagari*  
*R. v Pope*  
*R. v Bandar*

In these case the English Court of Appeal held that section 89(5) of the Town and Country Planning Act 1971 created an absolute offence.

Section 89(5) creates an offence for using land, or causing or permitting it to be used in contravention of an enforcement notice.

In Hong Kong there is a similar provision in the Town Planning Ordinance ("TPO"). Under section 23(6) of TPO a person who is served with a notice under section 23 fails to comply with the notice shall be guilty of an offence.

However, section 23(6) of TPO does not create an absolute offence as the prosecution has to prove that the defendant has been served with the notice. In the other words, the defendant knew of the existence of the notice.

Furthermore, by section 23(9) it is a defence to the charge under s.23(6) if the defendant proves that :-

(a) he took all reasonable steps in the circumstances to comply with the notice;

(b) the development was an existing use or, in the case of land within an interim development permission area, that the use of a building or land was in existence immediately before publication in the Gazette of the notice of the relevant plan of the interim development permission area;

(c) the development is permitted under the plan of the development permission area or under a relevant plan of an interim development permission area; or

(d) permission for the development was granted under section 16.

In this respect, it appears that the TPO of Hong Kong is more reasonable than the UK Act.

## NEW PUBLICATIONS

*Environment Hong Kong 1994: A Review of 1993*, Environmental Protection Department, Government Printer June 1994 201 pp. with appendices.

This is the EPD's annual review. It has changed its style this year and instead of a comprehensive and very factual description of each area of environmental protection activity it contains briefer, more impressionistic accounts by individual writers backed up with more than 100 pages of 'resource materials'.

The result is, no doubt, more readable than the average government publication and is, with its appendices, as informative as previous issues.

After an introduction eight substantive chapters cover environmental planning and assessment, air, noise, waste, water, the establishment of local control offices, community awareness and close ties with China,

Chapter 10 contains 17 appendices which will be of interest to environmentalists and science students even if not widely read by the public.

Unfortunately lacking from this year's review, however, are those self-critical comments we

have feasted on in the past, which however precious have made the annual review worth reading. Perhaps the new lack of anonymity in this year's review is counterproductive.

Articles received:

*The European Waste Catalogue* in Technologies for Environmental Cleanup: Toxic and Hazardous Waste Management 191-215 by G.U. Fortunati, G. Bello and J. Schmitt-Tegge. (Readers interested in obtaining a copy of this article may contact the editors.)

Notice to Readers:

If you have a publication or know of a publication which is relevant to urban planning and or environmental law and you think it should be included among our *New Publications* please send it to the Editors, *Urban Planning and Environmental Law Report* Fred Kan & Co. at our new address at 31/F Central Plaza 18 Harbour Road Hong Kong.

## Diary

(See *Digest of Legislation* for details.)

**25 June 1994:** Air Pollution Control (Amendment) Ordinance 1994 effective.

ss.2-6 Air Pollution Control (Motor Vehicle Fuel) Regulation 1994 effective.

**1 July 1994:** Waste Disposal Ordinance (Amendment of Schedules) Notice 1994 effective.

Waste Disposal (Livestock Waste) (Amendment) Regulation 1994 effective.

**1 April 1995:** s. 7 Air Pollution Control (Motor Vehicle Fuel) Regulation 1994 to be effective.

**Comparative Table of Environmental Convictions:  
May and June 1994**

	Number	First Of- fence	Second Offence	Third + Offence	Highest Fine
Air	10	5	3	2	\$25,000
	24	16	4	4	\$20,000
Noise	19	14	3	2	\$50,000
	13	9	2	2	\$25,000
Waste	-	-	-	-	-
	3	3	-	-	\$10,000
Water	14	10	1	1	\$50,000
	18	9	3	4	\$100,000
Total	43	29	4	5	
	58	37	8	10	

May figures appear on the first line and June figures on the second line of each item.

Source: EPD, Anti-Pollution Prosecution Figures.

**ABBREVIATIONS**

AFD	Agriculture & Fisheries Department
APCO	Air Pollution Control Ordinance
CFCs	Chlorofluorocarbons
EC	European Community
EPCOM	Environmental Pollution Advisory Committee
EPD	Environmental Protection Department
EXCO	Executive Council
FEER	Far Eastern Economic Review
HKU	University of Hong Kong
JLG	Joint Liaison Group
LDC	Land Development Corporation
LEGCO	Legislative Council
LS	Legal Supplement
NCO	Noise Control Ordinance
NT	New Territories
PAA	Provisional Airport Authority
PADS	Port and Airport Development Strategy
SCMP	South China Morning Post
SMP	Sunday Morning Post
WDO	Waste Disposal Ordinance
WPCO	Water Pollution Control Ordinance

This report does not constitute advice of a legal nature. Whilst all effort has been made to ensure completeness and accuracy at the time of publication, no responsibility is accepted for errors or omissions. Further information, inquiries and advice in respect of this report should be directed to:

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