

HONGKONG.

REPORTS RESPECTING PUBLIC WORKS ESTIMATES FOR 1890.

*Laid before the Legislative Council, by Command of His
Excellency the Officer Administering the Government.*

Officer Administering the Government to Secretary of State.

C.S.O. No. $\frac{1472}{1890}$.

Despatch No. 313.

GOVERNMENT HOUSE,
HONGKONG, 28th August, 1890.

MY LORD,

With reference to the last paragraph of my despatch, No. 240, of the 15th ultimo, I have the honour to forward herewith, as requested in the 12th paragraph of Your Lordship's Despatch, No. 67, of the 18th April, a statement drawn up by the Surveyor General shewing all the Public Works which are in contemplation with the estimated cost of each, the amount spent up to 31st December, 1889, and the amount which it is estimated will be spent on each during the year.

Enclosure 1.

C.S.O. 1472 of 1890.
(In original.)

2. I enclose a similar statement for the works under the charge of the Water and Drainage Department.

Enclosure 2.

C.S.O. 1472 of 1890.
(In original.)

The marks *A. B. & C.* placed against the various items in Mr. BROWN's list signify the relative importance of each, as explained in some notes by Mr. BROWN which will be found appended.

Enclosure 3.

C.S.O. 2696 of 1890.
(In original.)

I also enclose a detailed statement of the expenditure on Sanitary Works from 1880 up to 30th September, 1889, and Mr. BROWN has brought the total up to the 31st of December, 1889.

3. I find that the detailed statement referred was supplied by the Surveyor General as far back as November, 1889, but was mislaid in the Colonial Secretary's Office and only found a few days ago.

I regret exceedingly that this should have been the case and I have given strict instructions that greater care must be observed in future.

4. I referred to the subject of the Epidemic Hospital Hulk which Mr. BROWN mentions as not being under the charge of the Public Works Department in paragraph 6 of my despatch, No. 240, of the 15th of July. I may add that the Marine Surveyor is supervising the construction of the Hulk and I will communicate with the Colonial Surgeon as to its future charge.

I have the honour to be,

My Lord,

Your Lordship's most obedient

humble Servant,

F. FLEMING.

The Right Honourable

Lord KNUTSFORD, G.C.M.G.

Surveyor General to Colonial Secretary.

No. 147.

SURVEYOR GENERAL'S OFFICE,

HONGKONG, 17th June, 1890.

SIR,

With reference to your No. 2033 of 6th instant directing me to report for the information of His Excellency the Officer Administering the Government, on that portion of the Colonial Office Despatch, No. 67, of 18th April, 1890, which relates to Public Works, I have the honour to submit the following observations for His Excellency's information.

2. It will, I think, tend to a better understanding of the subject if I endeavour in the first place to give, as briefly as possible, a short statement of the operations of the Public Works Department from the time I took up my appointment 13 months ago, and of the exceptional conditions under which the Estimates for 1890 were prepared.

3. On my arrival on 18th May, 1889, I was informed by His Excellency the Governor (Sir G. W. DES VŒUX) that, many public works which had been sanctioned years ago had not yet been begun, and that the Government desired that arrangements should be made for their early commencement and vigorous prosecution. He further informed me that from a variety of causes the Department was greatly undermanned, and instructed me after I had had time to ascertain the true state of things, to submit proposals for what practically amounted to a re-organization of the Department.

4. As regards the Engineering Staff, the condition in which I found the Department was as follows. My predecessor, Mr. PRICE, had been compelled by failing health to resign and leave the Colony two months prior to my arrival. Ample evidence remains of the large amount of work which he personally performed during the latter period of his official career, at a time when he was, I understand, ill-fitted physically to carry on single-handed his onerous official duties. Besides the Surveyor General the technical staff on the Establishment early in 1889 was composed as follows:—

1. Assistant Surveyor General,.....Mr. BOWDLER.
2. 1st Assistant Engineer,.....Mr. ORANGE.
3. 2nd do. do.,Mr. MALSCH.
4. Sanitary Surveyor and Inspector of Buildings, Mr. COOPER.
5. Land Surveyor,.....Mr. SAMPSON.
6. Temporary Land Surveyor,Mr. DRURY.
7. Assistant Inspector of Buildings,Mr. SAMPLE.

5. Before my arrival Mr. BOWDLER had been relieved of all duties connected with the Public Works Department proper, and had been appointed to the Praya Works, Mr. ORANGE had gone away on a year's leave, and subsequently resigned; Mr. MALSCH was also absent on seven months' leave. Mr. COOPER in addition to his previous duties (which were certainly as much as one Engineer could efficiently perform) had been appointed Acting Surveyor General, and after my arrival acted as Assistant Surveyor General. Mr. SAMPSON resigned his appointment about the time of my arrival. Mr. DRURY and Mr. SAMPLE were at the time young men recently appointed who had hardly the experience necessary to fit them for the more responsible posts that fell vacant. It will therefore be seen that on Mr. COOPER and myself practically devolved the duties of the six principal technical appointments of the Department. To add to our difficulties the great storm of 29th-30th May, occurred ten days after I arrived in Hongkong. Our energies were necessarily directed in the first place to repairing the damage caused by that

storm. These repairs have since until recently occupied a good deal of the time of the Departmental Staff. But for this exceptional work, greater progress could have been made with ordinary Public Works. Nevertheless I think I may fairly claim that taking into account the small staff until recently at my disposal much has been done, although in the case of some of the more important works operations have necessarily been chiefly of a preliminary nature, viz. :—the preparation of designs and contracts and organizing a plan of operations.

6. As regards the Staff it is right that I should mention that by the courtesy of Major-General EDWARDS, C.B., and Colonel STORER, R.E., the services of Lieutenant-Colonel CHAMPERNOUNE, R.E., were placed at my disposal for three months. Mr. MALSCH returned from leave on 13th December last, and the two newly appointed Executive Engineers, Mr. TOOKER and Mr. CHATHAM, arrived respectively on 27th April and 22nd May. Mr. COOPER who since Mr. CHADWICK'S arrival in the Colony has assisted him as much as his ordinary duties would permit finally left the Surveyor General's Department to enter on his appointment as Resident Engineer of the temporary Water and Drainage branch on 12th May last.

7. Since my arrival the following have been the principal operations of the Department :—

1. The Praya Reclamation Works have necessarily occupied much of my time and attention. Important modifications in the original designs have been sanctioned ; four Contracts have been prepared of which the works are now in progress in connection with the various reclamations, and I am studying the question of the special plant and organization necessary for the carrying out of the works with economy and expedition.
2. The designs for the Gap Rock Lighthouse have been revised, working drawings have been prepared, a contract entered into for the buildings, a powerful Steam Tender, and other necessary appliances have been provided, and were all ready in time to allow full advantage to be taken of the favourable weather of the S. W. Monsoon. The work is now progressing favourably and is being pushed on as rapidly as possible.
3. New designs have been prepared for the Central Market, a Contract has been entered into for the foundations, and the work is now progressing satisfactorily.
4. Considerable additions estimated to cost \$40,000 have been sanctioned for Government House. A contract has been entered into, and the work is being carried out by Messrs. PALMER and TURNER under my direction.
5. Contracts have also been entered into and the work is more or less advanced of the following Buildings :—
 1. Quarters Hospital Staff, Civil Hospital.
 2. Do., Servants Do., Do.
 3. Chinese Lunatic Asylum.

With the additional assistance now at my disposal, I am at present occupied with the designs, and hope shortly to be in a position to receive tenders, for some at least, of the following works :—

1. Police Station, Aberdeen, (two designs have already been submitted).
2. Police Station, Quarry Bay.
3. Sheep and Pig Depôt and enlarging Cattle Depôt.

4. New Slaughter-House.
5. House and Offices for Superintendent, Botanical and Afforestation Department.
6. New District School.
7. Public Latrines.

8. I now propose to notice *seriatim* the various points in the Despatch which refer to the Public Works Estimates, but before doing so I feel that unless some explanation is given of the special conditions under which these Estimates for the current year were prepared, any explanation I can give would not be regarded as satisfactory.

9. From the period of my arrival I repeatedly conferred with the Colonial Secretary (the late Dr. STEWART, from whom I invariably received the greatest kindness and assistance) respecting the preparation of the Public Works Estimates. I had in the meanwhile, as my second Report on the re-organization of the Public Works Department (21st August, 1889, C.S.O. 17889) clearly proves, become aware of what I then considered and still consider the unsatisfactory manner in which the Public Works accounts have been kept. I pointed out, and Dr. STEWART agreed with me, that it was misleading to insert year after year in the Estimates amounts for works which the Surveyor General and the Government must have known could not all be carried out within the year. I attempted to prepare a satisfactory Estimate for the new year but failed, for the simple reason that for some of the works included in the Estimates for 1889 which had to be carried on to the present year, no detailed designs or Estimates, so far as I can ascertain, had ever been prepared, and it was hopeless without assistance in the very limited time available before the date fixed for sending in the Estimates, to attempt to prepare all these Estimates and designs. At Dr. STEWART'S request I left the rough drafts with him. He placed them with other papers relating to the Estimates of 1890, and told me that as soon as he could find time he would go into the question with me as to the principle on which the Estimates should be prepared. Very shortly afterwards Dr. STEWART'S last illness occurred. Subsequently at my request the Chief Clerk, Mr. SETH, made repeated searches for these draft Estimates which had been mislaid. In this way much time was lost, until it became absolutely necessary that the Estimates should be sent in, and I conferred with His Excellency the Governor on the subject. It was agreed to omit altogether from the Estimates any works that it was obviously impossible to carry out during the year, and only to include such works as might possibly be put in hand and executed wholly or in part within the year. It was on this principle that the Public Works Estimates were on short notice prepared by me.

10. I beg to submit the following detailed explanations of the various points raised in the Despatch:—

Par. 4. The amount for repairs to Government Buildings was increased from \$21,000 to \$25,000 because it was evident from the condition of several important Buildings that the amount expended in past years had not proved sufficient to maintain them in an efficient state of repair.

Par. 6. Increased cost of staff. I have in my letter of 15th February last C.S.O. 447 and subsequent correspondence given all the explanations in my power to the points raised in the Colonial Office Despatch, No. 243, of 28th December last, and have called special attention to the urgent necessity that exists for the appointment of a trained accountant to take charge of the Public Works accounts (including Stores). As regards other appointments, the Engineering Staff has now been reinforced, and the conditions of the Department have naturally changed since I submitted my proposals for re-organiza-

tion in July and August last. I hope to be able to do without some of the Officials who then appeared necessary, and propose on an early occasion when submitting draft Estimates of the Establishment for 1891, to explain in detail the modifications which can in my opinion safely be made in the Staff, and at the same time ensure efficiency and economy.

Par. 8. The Slaughter-House was omitted from the Estimates because owing to difficulties as regards site, it appeared improbable that the work could be undertaken this year. I am glad to say, however, that an alternative site suggested by me and recommended by a Committee consisting of the Hon. O. CHADWICK, C.M.G., the Colonial Veterinary Surgeon, and the Surveyor General, has been approved by Government. As the necessity for an improved Slaughter-House has long been recognised and this is in my opinion one of those Public Works which should take precedence of others, I am now engaged on the preparation of designs which, when complete, will be submitted, and a supplementary vote can be proposed should the Government deem it desirable to do so.

11. As regards the omission of the large amount provided in former years for Police Buildings extension, the total estimate of \$135,000 (of which \$42,188 had been expended up to 31st December, 1889,) was, I understand, based on the report of a Commission on the future requirements of the Police Force. From a cursory perusal of the late Surveyor General's report, I can but think that the Estimate was framed on a somewhat extravagant scale. One large Police Station has been erected at Kennedy Town and was practically completed nearly a year ago, except the laying on of water, which has not been done because it appears to me useless to incur further expense on the building at present, as I understand both from the Superintendent and the Acting Superintendent of Police that it is not desirable to occupy it until Kennedy Town becomes an inhabited quarter, a result which judging by present appearances is not likely to be accomplished for some time to come. As therefore so far as I have had the opportunity of forming an opinion there would appear to be no pressing necessity for increased Police accommodation except in the case of the stations at Aberdeen and Quarry Bay, those stations only were provided for in this year's Estimates.

Par. 9. Instead of carrying on from last year's estimates five District Schools (\$25,000) and twelve Public Latrines (\$40,000) it was deemed advisable (more especially as so far as I can gather the proposals as regards both these necessary objects remain in rather a crude form) to provide this year for only one District School and two Public Latrines. I would suggest that before providing further sums for these items in next year's Estimates that the question be reconsidered by Government with due regard to the public necessities. As to the Latrines I may add that the question has recently been under the consideration of the Sanitary Board, and a Committee of which I was a member has just completed its report.

12. With respect to the sum of \$20,000 for Cattle Depôt Extension and Sheep and Pig Depôts (they have been erroneously classed as Markets) the Estimates of \$20,000 included in the Estimates for 1890, was inserted to allow the works to be commenced during the present year, but as the site has only recently been definitely fixed, and the designs must be modified, the amount inserted in the Estimates represents only a part of the cost of the work, but I hope shortly to be in a position to submit detailed designs and estimates.

13. As regards the estimated amount for the Pokfulam Filter Beds (\$35,500) it would appear by an oversight the deduction of \$4,000 expended in 1889 has been

omitted, but as this work has been throughout and remains under the immediate charge of Mr. COOPER, it will be necessary to refer to him should further explanation be required.

Par. 10. The increase in the Estimate of the quarters for the Hospital Staff from \$43,000 to \$75,000 is thus accounted for. On my arrival I found the foundations practically completed to the level of the ground floor. On these foundations an expenditure of no less a sum than \$12,800 had been incurred. The designs were prepared and it was practically impossible to deviate from them to any considerable extent without incurring additional expense in altering the foundations. As the Government was committed to the work there appeared no other course open than to complete them as economically as possible and the contract was let by public tender. I can, however, but regard this building as altogether on too large and extravagant a scale for the purpose for which it is intended.

14. The item for Public Laundries was increased from \$20,000 to \$25,000, as it was at the time thought necessary to provide more accommodation than was originally contemplated. I should add however that since the Estimates were framed, and I have had the opportunity of going carefully into the question, I have come to the conclusion that much remains to be done before works of this nature can be carried out on a large scale. A Committee of the Sanitary Board has recently sent in a preliminary report, and the subject is still under consideration. In my opinion the experiment should be tried on a moderate scale in the first place. If any wholesale attempt were made to change the present methods to which the Chinese laundrymen are habituated, it is not unlikely that a failure might ensue, with the result of a large waste of public money.

15. I can give no explanation of the increase in the Estimates for the Epidemic Hospital Hulk. This vessel is being constructed under the direction of the Harbour Master.

16. As regards the proposed New Gaol I should add that my attention has only recently been directed to this important matter, but it is now receiving my most careful consideration.

Par. 12. I will prepare with the least possible delay a statement of Public Works sanctioned, in progress and in contemplation with the estimated cost of each, the amount expended to the 31st December, 1889, and the estimated expenditure during 1890. This can best be done in connection with the preparation of the Public Works Estimates for 1891, and I have to request that I may receive early notice of any works beyond those already sanctioned which the Government consider should be included in next year's Estimates. From recent correspondence I take it for granted that provision must be made for improved Gaol accommodation.

17. On 4th instant C.S.O. $\frac{135}{89}$ I received instructions to submit plans of, and include in next year's Estimates, the increased accommodation required for the Post Office, Supreme Court, Registrar General, Inspector of Schools, Sanitary Board, as well as the Central Police Station. I may as well at once state that I have seen no papers and no information has yet reached me respecting some of these requirements; and the maturing of plans and preparation of Estimates for what will probably end in a proposal for New Courts of Justice, and New Government Offices, must involve a vast amount of labour. I do not see how it is possible without neglecting important works already sanctioned to include these Buildings in next year's Estimates, nor do I see how in addition to the works already sanctioned it would be possible to undertake these additional Buildings in 1891. In justice to the Engineering Staff as well as to myself, I must remind

the Government that I inherited a long list of arrears from my predecessor; we have been working very hard during the past year with the Department undermanned, and struggling against great difficulties to make up our lee way. Now that reinforcements have arrived it must take some time to train the new Engineers to their work, and to organize the Department on a better footing. I therefore earnestly beg that as few new works as possible may be initiated until the arrears of the past are worked off, and that in future "sums largely in excess of the powers of the Department to make use of" may not be placed on the Estimates. At the same time I would add that I shall do all in my power to push forward as rapidly as possible the works in hand or sanctioned, giving priority to those which are considered most urgent. The views I have expressed are, I humbly submit, in accordance with the spirit of the Despatch under consideration.

18. With regard to the details of the Main Drainage and Sanitary Vote, in accordance with the instructions contained in your No. 1015 of 1st July, 1889, a full analysis of these accounts for the year 1880 to 30th September, 1889, was prepared and sent you on 21st November last. It was necessary to employ a special clerk for the purpose, and the preparation of these accounts occupied two and a half months. Nothing could I think more forcibly illustrate the necessity for a radical change in the system of Public Works accounts, or of the difficulties under which I labour as head of the Department with regard to questions respecting cost of works, than the fact that such a length of time was required before it could be ascertained on what items the amount of a single vote was expended. Until a better system can be initiated under an experienced accountant much of the time of myself and assistants will continue to be wasted, as it has been in the past on matters of detail connected with the accounts which could be performed more efficiently, and far more economically, by a qualified clerk. I say this not from any wish to reduce the labour of the Engineering Staff, but solely with a view of enabling its members to devote more time to their proper duties, viz., the design and supervision of the Government Works.

I have the honour to be,

Sir,

Your most obedient Servant,

S. BROWN,
Surveyor General.

The Honourable
THE COLONIAL SECRETARY.

No. 204.

SURVEYOR GENERAL'S OFFICE,
HONGKONG, 14th August, 1890.

SIR,

In accordance with the instructions contained in your Circular, No. 33, of 20th June last, I have the honour to forward herewith the Estimates for Public Works for the year 1891. I have endeavoured throughout to conform to the instructions contained in the Colonial Office Circular Despatch of 4th February, 1890. It will be observed that the Estimates now forwarded do not include the construction or maintenance of Sewerage and Water Works which have been transferred to the Water and Drainage Department.

2. The preparation of these Estimates has involved an unusual amount of labour owing to the introduction of the new form of Estimate and to the practice which appears to have prevailed in the past of sanctioning and commencing works before detailed drawings and estimates had been prepared. I have endeavoured, so far as possible, to supply these deficiencies, and the following notes will explain why, as regards certain items, I have been unable to prepare detailed Estimates. I now propose to deal with the Estimates, item by item.

First.—ORDINARY OR ANNUALLY RECURRENT WORKS.

3. Items 1 and 2 are the same as for the present year. A small increase is made in Item 3 (Maintenance of Public Cemetery) to allow for the coolies, formerly on the Establishment, being charged to Maintenance. It is proposed to include the Maintenance of the Disinfector (Item No. 4) in the Public Works Estimate instead of in the Establishment, as has formerly been done. The sum of \$360 is provided for the purpose. Item No. 5 remains unchanged, but Item No. 6 is increased from \$5,000 to \$10,000, so as to allow for some of the existing piers which are much decayed being thoroughly repaired, and to provide for the repairs of the great storm-water channels formerly charged to the Main-drainage vote, and for other minor Government works for which no special provision is made. Item No. 7, Removing deposits from the Harbour, is reduced by \$2,000. Items 8 to 12 remain unchanged. The total Estimate for recurrent expenditure has been increased from \$110,000 to \$113,560. This increase of \$3,560 must, I think, be considered as very moderate, when the increased number of Government works and buildings, and of new streets and roads, is taken into account.

Secondly.—PUBLIC WORKS EXTRAORDINARY.

Item No. 1—Central Market.

4. In submitting my report of 5th February last (C.S.O. $\frac{358}{90}$) on the Central Market, I stated that I had been unable to prepare detailed drawings, but that I estimated this Building approximately at \$235,000. The detailed drawings have now been prepared. The progress of the excavations has also allowed a more careful examination to be made of the foundations, which prove to be of a less favourable nature than I was led to anticipate. With a view of meeting this contingency, and of providing fittings for the shops and stalls worthy of this, the principal market of the city, I find it advisable to increase the Estimate to \$270,000 which will, I trust, prove sufficient to complete the Market ready for occupation.

Item No. 2—Gap Rock Lighthouse.

5. In the Estimates of 1889 the amount provided for this Lighthouse is \$70,000. I can, however, find no details on which the Estimate is based. It is certain that a Revolving Light of the first order could not be constructed, under the most favourable conditions, on such a site for that sum. It should be borne in mind that the conditions under which the Lighthouse is being built are anything but favourable, as a Steam Tender capable of performing the service to a Rock, exposed to the full power of the waves of the China Sea, had to be purchased, and a staff had to be specially organised for this work. After going carefully into the matter I estimate the cost of the Lighthouse at \$180,000, less \$30,000, the estimated value of the s.s. *Fame* on the completion of the work, thus making the net cost \$150,000. Although this is a large sum, it compares favourably with the cost of other Lighthouses erected on isolated rocks similarly exposed.

Items 3 to 7 (inclusively) call for no special mention.

Item No. 8—Improvement of the Recreation Ground in the Happy Valley.

6. The sum of \$16,000 has been already sanctioned for filling in the Lake and improving the surface. To this amount I have added \$24,000 to provide for the diversion of the stream, and the works necessary to enlarge the Recreation Ground from about 26 to 40 acres, by including in it the spaces known as the Public Garden on each side of the Bowrington Canal, in the event of these works being sanctioned by His Excellency the Officer Administering the Government.

Item No. 9—Gaul Extension.

7. I have included the sum of \$140,000 with a view of providing for certain alterations and additions to the existing buildings, or of building a new block on another site, in case either of these proposals is sanctioned. The amount must be regarded as an approximation only.

Items Nos. 10 and 11—New Slaughter-House, Pig and Sheep Depôts and extension of Cattle Depôt.

8. The Estimates for 1891 provide for :—

Cattle Depôt Extension,.....	\$ 10,000
Slaughter-House and Sheep and Pig Depôts,	90,000
	Total,.....
	\$100,000

The Estimates for 1889 contain the following items :—

Slaughter-House,	\$ 35,000
Extension of Cattle Market (Qy. Depôt),.....	14,000
Sheep and Pig Market (Qy. Depôts),.....	25,000
	Total,.....
	\$74,000

9. A change of site has been decided on, and the demands of the Colony having increased, more extensive accommodation has been provided than was originally contemplated. This accounts for the increase in the Estimate. The working drawings are now in course of preparation, and it will, I think, be found that the amounts inserted in the Estimates will be a close approximation to the actual cost.

Item No. 12—Slaughter-House, Kowloon.

10. The sum provided in the Estimates of 1889 and 1890 is \$3,000. This amount is however quite inadequate to provide for the rapidly increasing wants of the Peninsula. I estimate the cost of suitable premises (including water-supply) at \$6,500.

Item No. 13—Public Laundries.

11. The amount inserted in the Estimates (\$25,000) is the same as last year. A Committee of the Sanitary Board has recently reported on this subject. If the recommendations of the Committee, that all the washing of the city shall be done in Public Laundries, is carried out, it will probably be necessary to expend a larger amount than that now recommended. Until, however, the establishment of Public Laundries has advanced beyond the experimental stage, I would suggest that the expenditure be limited to the amount proposed.

Item No. 14—Public Latrines.

12. It is proposed to ask next year for \$10,000 in addition to the \$7,000 included in the Estimates of the current year. The establishment of these conven-

iences for the Chinese community throughout the Colony has been recommended by a Committee of the Sanitary Board, but I should advise that the expenditure be limited to \$17,000 until experience has shown how the plan works.

Item No. 15—Quarters for Staff of Civil Hospital.

13. The amount included in the Estimates of 1890 is \$60,000. There had been expended previously the sum of \$14,022, making a total of \$74,022. I have reduced the total estimate to \$66,000 which will, I trust, be found sufficient to complete these buildings.

Item No. 16—Coolie Quarters.

14. It has been found necessary to increase this Estimate from \$6,000 to \$7,000, to provide for extra work required to meet the increasing wants of the Hospital.

Item No. 17—Alterations and Additions to the Civil Hospital.

15. The sum of \$7,131 has been inserted in the Estimates to provide for additional accommodation and other improvements. This work forms the subject of a separate communication. (C.S.O. $\frac{516}{90}$.)

Item No. 18—Lunatic Asylum for Chinese.

16. The sum of \$16,000 is included in the Estimates of 1890. Since this Estimate was prepared considerable additions and alterations have been made to meet the requirements of the Medical authorities. To provide for this extra work it has been necessary to increase the Estimate to \$20,000.

Item No. 19—Police Station, Aberdeen.

17. \$25,000 is provided for this building in the Estimates of 1890. In order to meet the requirements of the Police Department it has been found necessary to increase the amount of accommodation considerably beyond that originally contemplated. This has involved an increase in the Estimate which now stands at \$32,115.

Item No. 20—Police Station, Quarry Bay.

18. I have reduced this Estimate from \$9,000 to \$7,000 which will, I trust, prove sufficient.

Item No. 21—Police Station, Kennedy Town.

19. This building although completed nearly a year ago, so far as the fabric is concerned, is not it appears required at present for occupation by the Police. Consequently water has not been laid on, and in the meanwhile slips have occurred in the hill immediately in the rear of the buildings. To prevent damage a retaining wall is required. To provide for these works the Estimate has been increased by \$3,000.

Items Nos. 22 and 23—District Schools.

20. The sum of \$25,000 is included in the Estimates of 1889 for five District Schools. In the Estimate of 1890 is included \$5,000 for one District School. After considerable delay a site has been selected but the amount provided is altogether inadequate to build a School of the size demanded. The sum of \$10,000 has been inserted for a School in the Western district of Victoria, and \$8,000 for another School in Yaumati, the largest village of the Kowloon Peninsula.

Item No. 24—Additions (New Ball Room, &c.), Government House.

21. The sum of \$25,000 was inserted in the Estimates of last year in part payment of this work. The total estimated cost (\$40,000) has been approved by the Legislative Council, and is included in the Estimates of 1891.

Item No. 25—Re-construction of Governor's Peak Residence.

22. The present quarters at Mountain Lodge provide altogether inadequate accommodation and are in a dilapidated condition. It is desirable that an improved residence should be constructed as soon as a site is decided on.

Item No. 26—Quarters of Superintendent, Botanical and Afforestation Department.

23. The sum of \$12,000 was included in the Estimates of 1889 and 1890. Public tenders have been obtained for a building practically based on a design left by my predecessor. The lowest tender is about \$19,000 and as some extras are not included I have inserted the sum of \$22,500 in the Estimates.

Items Nos. 27 and 28 are fully described in C.S.O. $1\frac{383}{90}$ and C.S.O. $7\frac{63}{90}$ respectively.

Item No. 29—Extension of the Government Offices and construction of New Law Courts.

24. I have received instructions (C.S.O. $1\frac{35}{9}$) to study this question with a view, if possible, of including the cost of the necessary buildings in the Estimates of 1891. I have explained, however, in a previous communication that the subject is a very large one, and involves a vast amount of detail. It is quite impossible for me at present to submit any definite proposals. As however the question is very important, I have inserted an amount in the Estimates, rather with the view of calling attention to the fact (of which there can I think be no reasonable doubt) that it will be necessary, at no remote period, to provide a considerable sum for the purpose of furnishing adequate accommodation for the Government Departments and the Law Courts. The Colony has out-grown what was thought, and probably was sufficient, years ago. The loss of time and prejudicial effect on public business owing to the offices of the Attorney General and Crown Solicitor, the Land Office and the Treasury, being removed so far from the Chief Secretary and the Surveyor General are very serious. I propose to provide accommodation for these offices, and for the Law Courts, in buildings to be erected in the vicinity of the present offices. It is hoped that the Military Authorities will give up the disused Murray Battery for the purpose. This site is sufficiently central for all purposes, and commanding as it does the Queen's Road and the Harbour, is, in my opinion, unrivalled as regards its capability for architectural effect. The new buildings erected on such a site should be worthy of the Colony. In the hope that something may be decided, I have inserted the sum of \$150,000 in the Estimates, but this must be regarded only as a very rough approximation.

Item No. 30.

25. The sum of \$12,000 has been inserted to provide for the Improvement of Queen's Road West, described in C.S.O. $1\frac{10}{90}$, now under the consideration of the Government.

Item No. 31—Stores Account.

26. The sum of \$25,000 has been provided to permit of the recommendation of the Stores Committee being carried into effect. This recommendation is that instead of Stores being charged against each work or building, they should be purchased and charged to Stores Account. When issued to any work that work would be debited, and the Stores Account credited, with the value of the Stores. The sum asked for is not therefore an item of expenditure, but simply an advance on account of future works.

27. If these works now proposed are carried out, and allowance be made for others for which the necessity will probably arise from time to time, it would appear that it will be necessary, within the next few years, to expend on Public Works a sum little short of two millions of dollars. If to this be added the expenditure proposed by Mr. CHADWICK on Sewerage and Water-supply (\$750,000) we arrive at a total of \$2,750,000. If this be divided over five years the average annual

expenditure would amount to \$550,000, or allowing for contingencies, say \$600,000. It is of course probable that Government may not carry out in their entirety the whole of the works now proposed. The question arises how is this large expenditure to be met. I observe in the Estimates of past years it is stated that the outlay on "Extraordinary Public Works" is to be defrayed from balances, and premiums on Land Sales. It is, I think, my duty to call special attention to this matter. When the question of meeting the cost of the proposed works is under consideration it is safer to over-estimate, rather than under-estimate the probable expenditure. I venture to recommend to the consideration of His Excellency the Officer Administering the Government what I can but regard as the inexpediency of depending, to a large extent at least, on the sale of Crown Lands in order to meet the heavy outlay to which Government is more or less committed. If land be forced upon the market, or sold during a season of financial depression, it is certain it will not realize anything like its real value. The Colony would probably gain greatly in the long run, by raising money on loan to cover any surplus required for extraordinary expenditure that cannot be paid from balances in hand, or ordinary revenue. This would enable the Government to choose the best time for disposing of those Crown lands which yet remain in its possession.

28. It may be well to add that among the works included in the Estimates now submitted some of the more costly should prove highly remunerative, and the cost of others will be repaid by special rates. Of these I may enumerate the following:—

COST TO BE REPAID.

Gap Rock Lighthouse,	\$ 150,000	
Stores Account,.....	25,000	
		\$ 175,000
Remunerative Works.		
Central Market,.....	270,000	
Praya Reclamation,	419,323	
Site for Western Market,	91,000	
Expenditure on Kennedy Road sites,	15,000	
Cattle, Sheep and Pig Depôts and Slaughter-House, .	100,000	
Kowloon Slaughter-House,	6,500	
Public Laundries,	25,000	
Public Latrines,.....	17,000	
Magazines for Explosives,.....	17,625	
Shaukiwan Market,	3,000	
		964,448
Total,.....\$		1,139,448

29. It will thus be seen that among the works included in the Estimate I have now the honour to submit, amounting altogether to \$1,823,737, there are included works of a remunerative nature, or of which the cost will be repaid to Government amounting to \$1,139,448, *i.e.*, nearly two-thirds of the total Estimate.

I have the honour to be,

Sir,

Your most obedient Servant,

S. BROWN,
Surveyor General.

The Honourable
THE ACTING COLONIAL SECRETARY,
HONGKONG.

PUBLIC WORKS.

ANNUALLY RECURRENT EXPENDITURE.

	Approved Estimate for 1890.	Estimate for 1891.
	\$	\$
1. Maintenance and repair of Public Buildings and Furniture,	25,000	25,000
2. Do. of Telegraphs and Telephones,	2,000	2,000
3. Do. of Public Cemetery,	1,000	1,200
4. Do. of Disinfector, .....	..	360
5. Do. of Lighthouses,	2,000	2,000
6. Do. of Praya Wall, Pier and other Government works not otherwise provided for,	5,000	10,000
7. Removing deposits from the Harbour,	15,000	13,000
8. Miscellaneous Works,	5,000	5,000
9. Maintenance of Roads and Bridges in Victoria,	25,000	25,000
10. Do. Hongkong outside Victoria,	15,000	15,000
11. Do. in Kowloon,	10,000	10,000
12. Miscellaneous services in connection with Roads and Bridges, ...	5,000	5,000
Total,	110,000	113,560

S. BROWN,
Surveyor General.

14th August, 1890.

PUBLIC WORKS, EXTRAORDINARY.

	Estimated Total Cost.	Amount Expended to 30th June, 1890.	Estimated Expendi- ture to 31st Dec., 1890.	Estimated Expendi- ture 1891.
1. Central Market,— The Estimate does not include monies expended up to 31st December, 1889, on purchase of land and temporary Market amounting to \$139,441,	\$ 270,000	\$..	\$ 14,000	\$ 140,000
2. Gap Rock Lighthouse,— The amount to be provided for the Gap Rock Lighthouse is estimated at....\$180,000 Estimated value of Steam Tender on completion of works, two-thirds of \$45,000, cost price, .. 30,000 \$150,000	150,000	85,597	107,000	60,000
3. Praya Reclamation, (Ordinance 16 of 1889), Government Contribution,	419,323	..	31,000	100,000
4. Praya Reclamation—Site for proposed Western Market,	91,000	36,000	56,000	35,000
5. Training Albany Nullah and Branches,	38,000	..	8,000	30,000
6. New Roads and Preparatory Work, Kennedy Road Sites,	15,000	1,248	2,000	13,000
7. Re-construction Praya Bridge over Bowrington Canal,	7,000	..	4,000	3,000
8. Improvements—Recreation Ground, Happy Valley,	40,000	..	8,000	32,000
9. Gaol Extensions,	140,000	..	..	120,000
10. Cattle Depôt Extension,	10,000	..	2,000	8,000
11. Slaughter-House, and Sheep and Pig Depôts, ..	90,000	..	5,000	85,000
12. Slaughter-House, Kowloon,	6,500	..	..	6,500
13. Public Laundries,	25,000	..	..	12,500
14. Public Latrines,	17,000	..	7,000	10,000
15. Civil Hospital, Staff Quarters,	66,000	24,377	39,377	26,623
16. Do., Coolie Quarters,	7,000	1,000	3,800	3,200
17. Do., Alterations and Additions,	7,131	..	..	7,131
18. Lunatic Asylum for Chinese,	20,000	..	12,800	7,200
19. Police Station, Aberdeen,— Includes \$4,615 expended for preparing Site,	32,115	4,615	8,615	23,500
20. Police Station, Quarry Bay,	7,000	..	..	7,000
21. Do., Kennedy Town,	41,543	38,543	39,543	2,000
22. District School, Saiyingpun,	10,000	..	2,000	8,000
23. Do., Kowloon,	8,000	..	..	8,000
24. Additions to Government House,	40,000	3,100	25,000	15,000
25. Re-construction of Governor's Peak Residence, ..	40,000	..	..	..
26. Quarters for Superintendent, Botanical and Afforestation Department,	18,500	..	4,000	14,500
27. Magazines for Explosives and Pier—Stone Cutters' Island,	17,625	..	5,000	12,625
28. Shaukiwan Market, Extension,	3,000	..	..	3,000
29. Government Offices Extension and New Law Courts,	150,000	..	..	..
30. Lowering Queen's Road West,	12,000	..	6,000	6,000
31. Stores Account,	25,000	..	..	25,000
TOTAL,	\$ 1,823,737	194,480	390,135	823,779

S. BROWN,
Surveyor General.

14th August, 1890.

Surveyor General to Colonial Secretary.

HON. COLONIAL SECRETARY,

* * * * *

2. Of the various works included in the Return, the Colony is, I believe, committed to all except the following:—

Item 9. *Gaol Extension*. I have not sufficient information to enable me to say to what extent the Colony is committed to this item.

Item 13. *Public Laundries*. The same remark applies to this item as to the foregoing.

Item 17. *Additions and Alterations to the Civil Hospital \$7,131*. These improvements although no doubt necessary are not yet sanctioned.

Item 25. *Re-construction of Governor's Peak Residence \$40,000*. The sum of \$40,000 is included in the Estimates of 1890 on account of this work, but no decision has yet been arrived at with regard to site.

Item 26. *Quarters and Offices for Superintendent of Botanical and Afforestation Department*. The sum of \$12,000 has been included in the Estimates of 1889 and 1890. This amount is manifestly insufficient, although I have included \$22,500 in the Estimates for next year, I have subsequently gone into the matter with a view of reducing the cost and as explained in my letter of 15th instant (C.S.O. 17^g/₆³) I hope to carry out the work for a sum considerably within that above named. A new house is indispensable, as the present residence and offices of this Department are in a very dilapidated condition.

Item 27. *Magazine for Explosives and Pier at Stone Cutters' Island*. My proposals are still under the consideration of Government.

Item 28. *Shaukiwan Market Extension*. The same remark applies to this item.

Item 29. *Government Offices Extension and New Law Courts*. The item has been included in the Estimates for 1891, as these buildings are under contemplation, but the matter is not sufficiently advanced to permit me to submit definite proposals and estimates. The want of improved accommodation is a pressing one and has long been recognised. In my opinion this important item should not be lost sight of when the Public Works of the future are under consideration.

I have distinguished by the red* letters *A. B. C.* the relative order of importance which, to the best of my information and judgment, attaches to the items included in the Return.

A marks works of primary importance.

B „ „ „ secondary „

C indicates less important works.

* * * * *

* Italics in print.

S. BROWN,
Surveyor General.

18.8.90.

PUBLIC WORKS SANCTIONED AND IN CONTEMPLATION.

	Estimated Cost.	Expended to 31st Dec., 1889.	Estimated Expenditure, 1890.
	\$	\$	\$
A 1. Central Market,	270,000	..	14,000
The estimate does not include the sum of \$139,441 expended to 31st December, 1889, for purchase of land and erecting a temporary Market.			
A 2. Gap Rock Lighthouse,	150,000	73,183	33,817
The amount to be provided for Gap Rock Lighthouse is estimated at \$180,000 Deduct estimated value of Steam Tender after completion of works 2/3rds of cost price \$45,000,..... 30,000			
	Net Estimate,.....		\$150,000
A 3. Praya Reclamation (Ordinance No. 16 of 1889), Government Contribution,	419,323	..	31,000
A 4. Praya Reclamation site for proposed Western Market,	91,000	30,877	25,123
A 5. Training Albany Nullah and Branches,	38,000	..	8,000
B 6. New Road and Preparatory Work, Kennedy Road Sites,	15,000	..	2,000
A 7. Bridge over Bowrington Canal,	7,000	..	4,000
B 8. Improvements Recreation Ground, Happy Valley, The estimate does not include the diversion of the Canal and alteration of Race Course under consideration for which a further sum of \$24,000 would be required,	16,000	..	8,000
A 9. Gaol Extension under consideration, approximate estimate,	140,000	..	..
B 10. Cattle Dépôt Extension,	10,000	..	2,000
A 11. Slaughter-House and Sheep and Pig Depôts, ..	90,000	..	5,000
B 12. Slaughter-House, Kowloon,	6,500	..	..
B 13. Public Laundries, approximate estimate,	25,000	..	..
B 14. Public Latrines,	17,000	..	7,000
B 15. Civil Hospital, Staff Quarters,	66,000	14,022	25,355
B 16. " " Coolie Quarters,	7,000	..	3,800
A 17. " " Alteration and Additions (in con- templation),	7,131	..	..
B 18. Lunatic Asylum for Chinese,	20,000	..	12,800
A 19. Police Station, Aberdeen,	32,115	4,615	4,000
B 20. " " Quarry Bay, (Plans being pre- pared),	7,000	..	..
A 21. Police Station, Kennedy Town,	41,543	38,307	1,000
B 22. District School, Saiyingpun,	10,000	..	2,000
C 23. " " Kowloon,	8,000	..	..
C 24. Additions to Government House,	40,000	..	25,000
B 25. Reconstruction of Governor's Peak Residence (under consideration),	40,000	..	..
B 26. Quarters for Superintendent, Botanical and Afforestation Department,	22,500	..	4,000
A 27. Magazine for Explosives and Pier, Stone Cutters' Island,	17,625	..	5,000
C 28. Shaukiwan Market Extension,	3,000	..	..
C 29. Government Offices Extension and New Law Courts (under consideration),	150,000	..	..
30. Rain-Storm Damages, (completed),	112,783	70,038	37,149
A 31. Epidemic Hospital Hulk, *	50,000	..	58,600
	TOTAL,.....\$	1,929,520	231,042
			318,644

* The construction of the Hospital Hulk is not under the charge of the Public Works Department. The estimated Expenditure given in the return was obtained from the Colonial Secretary's Office.

NOTE.—New Water Mains expended from 1887 to 1889, inclusive,..... \$184,222

Main Drainage and Sanitary Works expended from 1880 to 1889,
inclusive, 587,563

S. BROWN,
Surveyor General.

Resident Engineer to Surveyor General.

The Honourable THE SURVEYOR GENERAL.

In reply to your memo. received this day I forward herewith a copy of the Tabular Statement forwarded to the Colonial Secretary on the 22nd ultimo. Columns 1 and 3 give the information you ask so far as I am able to do so.

I have no return of the amount expended under the heading Main Drainage and Sanitary last year nor have I any information respecting the estimate of of \$1,500,000.

FRANCIS A. COOPER.

(Copy.)

WATER AND DRAINAGE DEPARTMENT.

Public Works Annually Recurrent Expenditure.	Approved Estimate for 1890.	Estimate for 1891.
Maintenance of Water Works,.....	\$ 8,000	\$ 10,000
Maintenance of Sewers,.....	..	2,000
Total,.....	8,000	12,000

Public Works Extraordinary.	Estimated Total Cost.	Amount actually expended up to 30th June, 1890.	Estimated to be spent up to 31st December, 1890.	Estimated to be spent in 1891.
	\$	\$	\$	\$
New Water Mains and Distributary System of Victoria Water Works,.....	200,000	37,000	87,000	76,000
Peak Water-supply,.....	27,000	..	20,000	7,000
Sewerage of Victoria,	282,500	2,000*	40,000*	80,000
Sewerage of Hunghom, (Kowloon),	10,000	..	..	10,000
Sewerage of Yaumati, (Kowloon),.....	13,000	..	..	13,000
Water-supply of Kowloon Peninsula,	180,000	1,050	..	3,000
Miscellaneous Minor Works, .....	..	..	..	10,000
Total Public Works Extraordinary,....	712,500	40,050	147,000	199,000

* Spent under authority of Vote for Main Drainage and Sanitary, to which many other minor works have been charged in 1890.

The sum of \$200,000 is the estimated cost of completing the Distribution System of Victoria from the condition in which I found them in 1889 according to plans prepared by me and approved by Government.

The sum of \$37,000 was expended between 31st January, 1890, and 30th June, 1890.

O. C.

19.8.90.