

**立法會**  
**Legislative Council**

LC Paper No. CB(1) 1459/01-02  
(These minutes have been seen  
by the Administration)

Ref : CB1/BC/14/00/2

**Bills Committee on  
Landlord and Tenant (Consolidation) (Amendment) Bill 2001**

**Minutes of second meeting held on  
Wednesday, 6 March 2002, at 8:30 am  
in Conference Room A of the Legislative Council Building**

**Members present** : Hon Audrey EU Yuet-mee, SC, JP (Chairman)  
Hon James TIEN Pei-chun, GBS, JP  
Hon HUI Cheung-ching, JP  
Hon CHAN Kam-lam  
Hon TAM Yiu-chung, GBS, JP  
Hon Albert CHAN Wai-yip  
Hon Frederick FUNG Kin-kee

**Members absent** : Hon James TO Kun-sun  
Hon LAU Ping-cheung

**Public officers attending** : Housing Bureau  
  
Ms Ophelia TSANG Oi-lin  
Principal Assistant Secretary

Ms Drew LAI Sai-ming  
Assistant Secretary

Department of Justice

Mr G A FOX  
Senior Assistant Law Draftsman

Ms Mabel CHEUNG Mee-bo  
Government Counsel

Rating and Valuation Department

Mr WONG Chun-siu, JP  
Deputy Commissioner

Mr F G HEATH, JP  
Assistant Commissioner (Rent Control and Special Duties)

Mr LAM Kin-ha  
Principal Valuation Surveyor

Mr CHAN Kwok-fan  
Senior Rent Officer

**Clerk in attendance** : Miss Becky YU  
Chief Assistant Secretary (1)1

**Staff in attendance** : Mr Arthur CHEUNG  
Senior Assistant Legal Adviser 2

Mrs Mary TANG  
Senior Assistant Secretary (1)2

---

**I Confirmation of minutes of previous meeting**

LC Paper No. CB(1) 698/01-02 -- Minutes of the meeting held on  
29 November 2001 (issued)

The minutes of meeting on 29 November 2001 were confirmed.

**II Meeting with the Administration**

(The Bill

The Legislative Council Brief issued by the Housing Bureau in June 2001  
(Ref: HB(CR) 7/5/1)

LC Paper No. LS 108/00-01 -- Legal Service Division Report dated  
18 June 2001

Appendix III of LC Paper No. CB(1) 416/01-02 -- the marked-up copy of the  
Bill

- Appendix IV of LC Paper No. CB(1) 416/01-02 -- Extracts from the minutes of the meeting of the Housing Panel held on 1 November 1999
- Appendix V of LC Paper No. CB(1) 416/01-02 -- Extracts from the minutes of the meeting of the Housing Panel held on 6 November 2000
- Appendix VI of LC Paper No. CB(1) 416/01-02 -- Referral from Duty Roster Members after meeting with the Hong Kong Association of Landlords on 13 July 2001
- Appendix VII of LC Paper No. CB(1) 416/01-02 -- Complaint letter from a member of the public expressing her views on the existing procedures on repossession of leased premises
- LC Paper No. CB(1) 458/01-02 -- Two time charts on the statutory procedures for repossession of premises
- LC Paper No. CB(1) 570/01-02 -- Reference materials provided by a Mr David S H WOO regarding past legislation and the UK law on rent control as well as landlord and tenant matters
- LC Paper No. CB(1) 1196/01-02(01) -- List of follow-up actions arising from the discussion on 29 November 2001
- LC Paper No. CB(1) 1196/01-02(02) -- Administration's response to CB(1) 1196/01-02(01))

2. The Committee deliberated (Index of proceedings attached at **Annex A**).
3. Members requested and the Administration undertook to -
  - (a) seek legal advice on whether licence agreements with provisions similar to tenancy agreements should be treated as tenancy agreements and whether the Administration would consider including licence agreements under Part V of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7);
  - (b) consider whether a definition of unauthorized building works (UBWs) should be included in the Bill to avoid possible disputes in the event of repossession of premises due to erection of UBWs;

- (c) consider whether the proposed implied forfeiture clause in the lease for repossession of premises as a result of UBWs should apply to UBWs constructed before the new Ordinance comes into effect;
  - (d) consider including in the Bill a provision to require landlords to remove any UBWs before letting out of the premises;
  - (e) consider whether interest should be charged on rent in arrears during the proposed seven-day relief period. Consideration should also be given to imposing a fixed interest rate or a surcharge of certain percentage of the rent in arrears as a deterrent for default in payment of rent;
  - (f) list out all the options, including distress for rent, and the respective lead times through which landlords can recover rent in arrears or even repossess the premises;
  - (g) provide the updated time charts on statutory procedures for repossession of premises showing the improvements brought about by the Bill;
  - (h) explore the ways through which the statutory procedures for repossession could be streamlined. Consideration could be given to carrying out some steps in parallel to shorten the lead time, having in place summary procedures for repossession and removing Writ of Possession;
  - (i) re-examine the feasibility of imposing a criminal offence for tenants who provided false information to the landlords as a deterrent to professional tenants and those who used the premises for illegal purpose, without prejudicing the interest of other law-abiding tenants;
  - (j) consider enhancing the role of the Landlord and Tenant Services Division (LTSD) of the Rating and Valuation Department, such as making it a quasi-judicial body, to deal with rental disputes without going to the court; and
  - (k) step up publicity of the services of LTSD.
4. Members agreed that the third meeting would be held on 19 April 2002 at 8:30 am, and that deputations would be invited to express their views on the Bill.
5. There being no other business, the meeting ended at 10:40 am.

**Annex A**

**Proceedings of the meeting of the  
Bills Committee on Landlord and Tenant (Consolidation) (Amendment) Bill 2001  
on Wednesday, 6 March 2002, at 8:30 am  
in Conference Room A of the Legislative Council Building**

<b>Time</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
00:01 - 00:28	Ms Audrey EU	Confirmation of minutes of meeting on 29 November 2001	
00:29 - 00:32	CAS(1)1	-ditto-	
00:33 - 00:41	Ms Audrey EU	-ditto-	
00:42 - 00:54	CAS(1)1	-ditto-	
00:55 - 03:01	Ms Audrey EU	Welcoming remarks	
03:02 - 03:08	Admin	Reference to the Administration's response at LC Paper CB(1)1196/01-02	
03:09 - 03:38	Ms Audrey EU	-ditto-	
03:39 - 04:02	Mr HUI Cheung-ching	Need for Association of Landlords to be notified of the Administration's response to the issues raised by the Association	
04:03 - 04:03	Ms Audrey EU	-ditto-	
04:04 - 04:18	Mr HUI Cheung-ching	-ditto-	
04:19 - 04:24	Ms Audrey EU	-ditto-	
04:25 - 05:01	Mr HUI Cheung-ching	-ditto-	
05:02 - 05:27	Ms Audrey EU	-ditto-	
05:28 - 05:32	Mr James TIEN	Invitation of views from affected organizations	
05:33 - 05:42	Ms Audrey EU	-ditto-	
05:43 - 06:15	Mr James TIEN	-ditto-	
06:16 - 06:35	Admin	-ditto-	

06:36 - 06:42	Mr James TIEN	-ditto-	
06:43 - 06:45	Admin	-ditto-	
06:46 - 06:54	Mr James TIEN	-ditto-	
06:55 - 09:07	Ms Audrey EU	Agreed to invite the Association of Landlords, the Estate Agent Authority and estate agent associations to give views at the next meeting	
09:08 -11:15	Admin	Item 3- Provisions to enable landlords to repossess properties which had been used for illegal purposes, or which the tenant had constructed unauthorized building works (UBWs)	
11:16 - 11:17	Ms Audrey EU	-ditto-	
11:18 - 12:08	Mr HUI Cheung-ching	Definition of UBWs	
12:09 - 12:46	Admin	Need for drafting instructions on the definition of UBWs	
12:47 - 12:57	Ms Audrey EU	-ditto-	
12:58 - 13:31	Admin	-ditto-	
13:32 - 13:53	Mr HUI Cheung-ching	Concerned that landlords might use erection of UBWs as an excuse for repossession	
13:54 - 14:04	Admin	-ditto-	
14:05 - 14:13	Mr HUI Cheung-ching	-ditto-	
14:14 - 15:15	Ms Audrey EU	In defining UBWs, reference should be made to the Buildings Ordinance	The Administration to consider whether a definition of UBWs should be included in the Bill to avoid possible disputes in the event of repossession of premises due to erection of UBWs
15:16 - 16:51	Admin	Caution about Government interference in contractual relationship between landlord	

		and tenant with regards to repossession of rented premises on grounds of erection of UBWs	
16:52 - 16:59	Ms Audrey EU	-ditto-	
17:00 - 17:41	Admin	Part II of Landlord and Tenant (Consolidation) Ordinance (LTO) had previously included illegal purposes as grounds for landlords to repossess rented premises	
17:42 - 18:44	Ms Audrey EU	-ditto-	
18:45 - 22:03	Mr James TIEN	-ditto-	
22:04 - 22:52	Admin	Applicability of the provisions on repossession of premises on ground of erection of UBWs to those UBWs constructed before the new Ordinance came into effect	
22:53 - 23:02	Mr James TIEN	Unauthorized uses of rented premises in contravention of lease conditions, e.g. usage as private clubs	
23:03 - 23:04	Admin	Security of tenure under Part IV of LTO would not apply to non-domestic tenancies	
23:05 - 23:29	Mr James TIEN	-ditto-	
23:30 - 23:34	Admin	-ditto-	
23:35 - 24:03	Ms Audrey EU	Applicability of Part V of LTO to repossession	
24:04 - 24:04	Admin	Part V of LTO only provided for notice of termination of tenancies of non-domestic premises	
24:05 - 24:08	Mr James TIEN	-ditto-	
24:09 - 24:19	Admin	-ditto-	
24:20 - 24:29	Ms Audrey EU	-ditto-	
24:30 - 24:40	Admin	-ditto-	

24:41 - 24:45	Ms Audrey EU	-ditto-	
24:46 - 25:52	Mr TAM Yiu-chung	Concern about landlords making use of erection of UBWs to repossess rented properties in existing contracts	
25:53 - 25:58	Ms Audrey EU	-ditto-	
25:59 - 26:10	Mr TAM Yiu-chung	-ditto-	
26:11 - 26:18	Ms Audrey EU	-ditto-	
26:19 - 26:59	Admin	Proposed provisions relating to repossession on grounds of erection of UBWs involved a major policy decision	
27:00 - 27:15	Ms Audrey EU	Need to prove that tenant erected UBWs	
27:16 - 27:20	Mr TAM Yiu-chung	-ditto-	
27:21 - 27:28	Ms Audrey EU	Applicability of the provisions on repossession of premises on ground of erection of UBWs to those UBWs constructed before the new Ordinance came into effect	
27:29 - 27:31	Admin	-ditto-	
27:32 - 28:07	Ms Audrey EU	-ditto-	
28:08 - 29:03	Mr CHAN Kam-lam	-ditto-	
29:04 - 29:13	Ms Audrey EU	-ditto-	
29:14 - 29:45	Mr TAM Yiu-chung	-ditto-	
29:46 - 29:53	Ms Audrey EU	-ditto-	
29:54 - 29:57	Mr TAM Yiu-chung	-ditto-	
29:58 - 30:08	Ms Audrey EU	Need for consultation on proposed provisions relating to repossession on grounds of erection of UBWs	
30:09 - 30:17	Mr TAM Yiu-chung	-ditto-	
30:18 - 30:33	Ms Audrey EU	-ditto-	
30:34 - 30:55	Mr TAM Yiu-chung	-ditto-	
30:56 - 31:00	Ms Audrey EU	-ditto-	



31:01 - 31:57	Admin	-ditto-	
31:58 - 32:52	Ms Audrey EU	-ditto-	
32:53 -34:44	Mr James TIEN	Need to balance interest of both landlord and tenant with regard to the repossession of premises due to UBWs	
34:45 - 34:48	Ms Audrey EU	-ditto-	The Administration to consider including in the Bill a provision to require landlords to remove any UBWs before letting out of the premises
34:49 - 36:28	Mr Albert CHAN	Proposed provisions relating to repossession on grounds of erection of UBWs would help resolve problem of proliferation of UBWs	
36:29 - 36:30	Ms Audrey EU	-ditto-	The Administration to consider whether the proposed implied forfeiture clause in the lease for repossession of premises as a result of UBWs should apply to those erected before the new Ordinance came into effect
36:31 - 36:54	Admin	Implied forfeiture clause for repossession of premises on grounds of erection of UBWs would not affect existing mechanism of Part IV of LTO	
36:55 - 37:08	Ms Audrey EU	-ditto-	
37:09 - 37:32	Admin	-ditto-	
37:33 - 37:39	Ms Audrey EU	-ditto-	
37:40 - 37:41	Admin	-ditto-	
37:42 - 37:47	Ms Audrey EU	-ditto-	

37:48 - 37:59	Admin	-ditto-	
38:00 - 38:48	Ms Audrey EU	Item 2- Extending the scope of Part V of LTO to cover leasing of commercial premises, including those of Housing Authority (HA) ran by single operators, on licence terms instead of tenancy agreements	
38:49 - 40:48	Mr Albert CHAN	-ditto-	
40:49 - 40:55	Ms Audrey EU	-ditto-	
40:56 - 42:06	Mr Albert CHAN	“Licence” and “tenancy” were similar except that the terms set out in the licence could be more demanding	
42:07 - 42:09	Ms Audrey EU	-ditto-	
42:10 - 42:49	Mr Albert CHAN	-ditto-	
42:50 - 42:56	Ms Audrey EU	-ditto-	
42:57 - 43:55	Admin	-ditto-	The Administration to seek legal advice on whether licence agreements with provisions similar to tenancy agreements should be treated as tenancy agreements and whether the Administration would consider including licence agreements under Part V of LTO
43:56 - 44:22	Mr Albert CHAN	Agreed to provide judgement on licence disputes	
44:23 - 44:36	Ms Audrey EU	-ditto-	

44:37 - 46:03	Admin	Government did not wish to intervene in private contracts. LTO was traditionally and predominantly meant for domestic tenancies. Part V of LTO only provided for notice of termination of non-domestic tenancies. HA tenancies were excluded from LTO	
46:04 - 46:43	Mr Albert CHAN	Part V of LTO should be applicable to commercial tenancies	
46:44 - 47:15	Ms Audrey EU	Item 4 - Whether a landlord could include provisions, such as suspension of water and electricity as well as changing of door lock, in the event that the tenant failed to pay rent for a specified period of time	
47:16 - 49:10	Mr James TIEN	Rights and obligations of landlord and tenant. If tenant failed to pay rent, whether landlord could resort to use measures to repossess premises	
49:11 - 49:18	Ms Audrey EU	-ditto-	
49:19 - 50:06	Mr James TIEN	-ditto-	
50:07 - 50:09	Ms Audrey EU	-ditto-	
50:10 - 51:39	Admin	Suspension of water and electricity would render property uninhabitable. If tenant failed to pay rent for 15 days, could consider forfeiture of tenancy and commencement of repossession procedures	
51:40 - 52:38	Mr James TIEN	Timeframe for repossession procedures	
52:39 - 52:46	Ms Audrey EU	-ditto-	
52:47 - 52:58	Mr James TIEN	-ditto-	
52:59 - 52:59	Ms Audrey EU	-ditto-	
53:00 - 53:53	Mr TAM Yiu-chung	Proposed amendment had	

		facilitated repossession	
53:54 - 53:56	Ms Audrey EU	-ditto-	
53:57 - 54:17	Mr Albert CHAN	Responsibility for reconnection of water and electricity supply	
54:18 - 54:20	Ms Audrey EU	-ditto-	
54:21 - 54:24	Mr Albert CHAN	-ditto-	
54:25 - 54:29	Ms Audrey EU	-ditto-	
54:30 - 55:24	Mr Albert CHAN	-ditto-	
55:25 - 55:31	Ms Audrey EU	-ditto-	
55:32 - 55:48	Mr James TIEN	Landlord should have the right to repossess property if tenant failed to pay rent	
55:49 - 56:39	Ms Audrey EU	Item 5- Expediting the statutory procedures for repossession of premises, and reviewing the need for a landlord to obtain a court order when the tenant had already vacated the premises	
56:40 - 58:11	Mr James TIEN	-ditto-	
58:12 - 58:19	Ms Audrey EU	-ditto-	
58:20 - 58:22	Mr James TIEN	Need to expedite the repossession procedures, in particular for repossession of premises vacated by expatriate tenants who had left Hong Kong for good	
58:23 - 58:25	Ms Audrey EU	-ditto-	
58:26 - 58:36	Mr James TIEN	-ditto-	
58:37 - 58:45	Admin	Landlord could choose to repossess rented premises without going through court procedures but would be subject to risk	
58:46 - 58:52	Mr James TIEN	-ditto-	
58:53 - 59:28	Ms Audrey EU	-ditto-	
59:29 - 01:00:14	Mr James TIEN	-ditto-	
01:00:15 - 01:00:30	Mr CHAN Kam-lam	Repossession procedures and	

		costs	
01:00:31 - 01:00:31	Ms Audrey EU	-ditto-	
01:00:32 - 01:00:42	Mr CHAN Kam-lam	-ditto-	
01:00:43 - 01:01:59	Admin	-ditto-	
01:02:00 - 01:03:09	Mr CHAN Kam-lam	Measures to streamline repossession procedures	
01:03:10 - 01:03:13	Ms Audrey EU	-ditto-	
01:03:14 - 01:03:59	Admin	Consideration be given to dispensing with the need to apply for the Writ of Possession	
01:04:00 - 01:04:44	Mr James TIEN	Consideration be given to carrying out some steps in parallel to shorten the lead time for repossession procedures	
01:04:45 - 01:06:30	Admin	Working Group was formed to look into statutory procedures for repossession of rented premises. Reasonable lead times required for notification and objection	
01:06:31 - 01:07:41	Mr James TIEN	Whether steps could proceed in parallel	
01:07:42 - 01:07:53	Admin	Some procedures needed to proceed step by step	
01:07:54 - 01:07:54	Mr James TIEN	Measures to streamline repossession procedures	
01:07:55 - 01:08:34	Ms Audrey EU	-ditto-	
01:08:35 - 01:09:10	Mr James TIEN	-ditto-	
01:09:11 - 01:10:00	Ms Audrey EU	-ditto-	
01:10:01 - 01:10:05	Mr James TIEN	-ditto-	

01:10:06 - 01:10:46	Ms Audrey EU	The use of summary procedures for repossession of premises which had been vacated	
01:10:47 - 01:11:15	Mr James TIEN	-ditto-	
01:11:16 - 01:11:42	Admin	-ditto-	
01:11:43 - 01:11:49	Mr James TIEN	-ditto-	
01:11:50 - 01:12:08	Admin	-ditto-	
01:12:09 - 01:12:38	Ms Audrey EU	-ditto-	
01:12:39 - 01:12:42	Mr James TIEN	-ditto-	
01:12:43 - 01:12:49	Ms Audrey EU	-ditto-	
01:12:50 - 01:13:23	Admin	-ditto-	
01:13:24 - 01:14:06	Mr James TIEN	-ditto-	
01:14:07 - 01:14:13	Admin		The Administration to explore the ways through which the statutory procedures for repossession could be streamlined. Consideration could be given to carrying out some steps in parallel to shorten the lead time, having in place summary procedures for repossession and removing Writ of Possession
01:14:14 - 01:15:29	Ms Audrey EU	Time frame for repossession	
01:15:30 - 01:16:28	Mr CHAN Kam-lam	-ditto-	
01:16:29 - 01:17:52	Admin	-ditto-	
01:17:53 - 01:17:55	Ms Audrey EU	-ditto-	
01:17:56 - 01:19:40	Mr Albert CHAN	Enquiry about whether repossession proceedings could continue if tenant paid a portion of the rent	

01:19:41 - 01:20:45	Admin	Tenancy would continue if rent was paid	
01:20:46 - 01:21:06	Mr Albert CHAN	-ditto-	
01:21:07 - 01:21:52	Admin	Persistent delay in payment of rent to be included as a statutory ground of repossession or as an implied forfeiture clause	
01:21:53 - 01:22:29	Mr Albert CHAN	-ditto-	
01:22:30 - 01:22:42	Admin	-ditto-	
01:22:43 - 01:22:53	Mr Albert CHAN	-ditto-	
01:22:54 - 01:22:59	Admin	-ditto-	
01:23:00 - 01:23:10	Mr Albert CHAN	-ditto-	
01:23:11 - 01:23:57	Admin	-ditto-	
01:23:58 - 01:24:13	Ms Audrey EU	Charging of interest on rent in arrears	
01:24:14 - 01:24:20	Admin	-ditto-	
01:24:21 - 01:25:03	Ms Audrey EU	-ditto-	
01:25:04 - 01:25:28	Admin	-ditto-	
01:25:29 - 01:25:39	Mr CHAN Kam-lam	-ditto-	
01:25:40 - 01:26:04	Admin	-ditto-	
01:26:05 - 01:26:17	Mr CHAN Kam-lam	-ditto-	
01:26:18 - 01:26:25	Ms Audrey EU	-ditto-	
01:26:26 - 01:27:44	Mr Albert CHAN	Consideration be given to imposing a surcharge for rent in arrears as a deterrent for default in payment of rent	
01:27:45 - 01:27:56	Admin	-ditto-	
01:27:57 - 01:28:07	Mr Albert CHAN	-ditto-	
01:28:08 - 01:28:15	Ms Audrey EU	-ditto-	
01:28:16 - 01:28:25	Mr CHAN Kam-lam	-ditto-	
01:28:26 - 01:28:35	Ms Audrey EU	-ditto-	
01:28:36 - 01:28:53	Mr CHAN Kam-lam	-ditto-	
01:28:54 - 01:29:02	Mr Albert CHAN	-ditto-	
01:29:03 - 01:29:08	Ms Audrey EU	-ditto-	

01:29:09 - 01:29:17	Mr Albert CHAN	-ditto-	
01:29:18 - 01:29:18	Ms Audrey EU	-ditto-	
01:29:19 - 01:29:48	Mr Frederick FUNG	-ditto-	
01:29:49 - 01:30:06	Admin	-ditto-	The Administration to consider whether interest should be charged on rent in arrears during the proposed seven-day relief period. Consideration should also be given to imposing a fixed interest rate or a surcharge of certain percentage of the rent in arrears as a deterrent for default in payment of rent
01:30:07 - 01:30:17	Mr Frederick FUNG	-ditto-	
01:30:18 - 01:30:26	Mr Albert CHAN	-ditto-	
01:30:27 - 01:30:29	Mr Frederick FUNG	-ditto-	
01:30:30 - 01:34:44	Ms Audrey EU	<p>Item 6-Time chart on statutory procedures for repossession of premises</p> <p>Item 7 - Response to the submission of the Hong Kong Association of Landlords</p> <p>Item 8 - Whether landlords could be compensated by interest payment if tenant paid up arrears of rent when sued in court</p> <p>Item 9 - Measures to protect landlords when tenant persistently delayed payment of rent</p> <p>Item 10 - Whether there should be a criminal offence for tenants who provided false information</p>	The Administration to list out all the options, including distress for rent, and the respective lead times through which landlords could recover rent in arrears



		to landlords	
01:34:45 - 01:35:21	Mr CHAN Kam-lam	Application of the Theft Ordinance to tenancy matters	
01:35:22 - 01:35:26	Ms Audrey EU	-ditto-	
01:35:27 - 01:36:02	Admin	-ditto-	
01:36:03 - 01:36:28	Mr CHAN Kam-lam	-ditto-	
01:36:29 - 01:37:23	Admin	-ditto-	
01:37:24 - 01:37:45	Mr CHAN Kam-lam	-ditto-	
01:37:46 - 01:38:05	Admin	-ditto-	
01:38:06 - 01:38:06	Ms Audrey EU	-ditto-	
01:38:07 - 01:41:02	Mr Albert CHAN	Imposition of penalty provisions under LTO for giving of false information to secure tenancies	
01:41:03 - 01:41:35	Admin	-ditto-	
01:41:36 - 01:42:12	Mr Albert CHAN	-ditto-	
01:42:13 - 01:42:30	Mr Frederick FUNG	-ditto-	
01:42:31 - 01:42:43	Mr Albert CHAN	-ditto-	
01:42:44 - 01:42:48	Admin	-ditto-	
01:42:49 - 01:43:55	Mr Albert CHAN	-ditto-	
01:43:56 - 01:44:15	Admin	-ditto-	
01:44:16 - 01:44:18	Ms Audrey EU	-ditto-	
01:44:19 - 01:44:38	Admin	-ditto-	
01:44:39 - 01:45:30	Mr Albert CHAN	-ditto-	
01:45:31 - 01:45:47	Admin	-ditto-	
01:45:48 - 01:46:11	Ms Audrey EU	-ditto-	The Administration to re-examine the feasibility of imposing a criminal offence for tenants who provided false information to the landlords as a deterrent to professional tenants and those who used the premises for illegal purpose, without prejudicing the interest

			of other law-abiding tenants
01:46:12 - 01:46:33	Admin	-ditto-	
01:46:34 - 01:46:54	Mr Albert CHAN	-ditto-	
01:46:55 - 01:47:05	Ms Audrey EU	Role of Landlord and Tenant Services Division (LTSD) of Rating and Valuation Department (RVD) in mediating rental disputes	
01:47:06 - 01:47:07	Mr Albert CHAN	-ditto-	
01:47:08 - 01:47:20	Ms Audrey EU	-ditto-	
01:47:21 - 01:47:31	Mr Albert CHAN	-ditto-	
01:47:32 - 01:47:36	Mr Frederick FUNG	-ditto-	
01:47:37 - 01:47:49	Mr Albert CHAN	-ditto-	
01:47:50 - 01:48:36	Ms Audrey EU	-ditto-	The Administration to consider enhancing the role of LTSD of RVD such as making it a quasi-judicial body, to deal with rental disputes without going to the court
01:48:37 - 01:48:47	Admin	-ditto-	
01:48:48 - 01:48:58	Ms Audrey EU	-ditto-	
01:48:59 - 01:49:02	Admin	-ditto-	
01:49:03 - 01:49:08	Ms Audrey EU	-ditto-	
01:49:09 - 01:49:14	Mr CHAN Kam-lam	-ditto-	
01:49:15 - 01:49:40	Admin	-ditto-	
01:49:41 - 01:49:42	Ms Audrey EU	-ditto-	
01:49:43 - 01:49:51	Admin	-ditto-	
01:49:52 - 01:50:45	Mr Albert CHAN	-ditto-	
01:50:46 - 01:50:58	Mr Frederick FUNG	-ditto-	
01:50:59 - 01:51:57	Mr Albert CHAN	-ditto-	
01:51:58 - 01:52:00	Ms Audrey EU	-ditto-	
01:52:01 - 01:53:17	Mr CHAN Kam-lam	-ditto-	
01:53:18 - 01:55:22	Admin	-ditto-	

01:55:23 - 01:55:36	Ms Audrey EU	-ditto-	The Administration to step up publicity of the services of LTSD
01:55:37 - 01:55:37	Admin	-ditto-	
01:55:38 - 01:55:40	Mr Albert CHAN	Certificate of rateable value of premises	
01:55:41 - 01:56:11	Ms Audrey EU	-ditto-	
01:56:12 - 01:56:19	Mr CHAN Kam-lam	-ditto-	
01:56:20 - 01:56:23	Admin	-ditto-	
01:56:24 - 01:56:26	Mr CHAN Kam-lam	-ditto-	
01:56:27 - 01:56:43	Admin	-ditto-	
01:56:44 - 01:56:53	Mr CHAN Kam-lam	-ditto-	
01:56:54 - 01:57:05	Admin	-ditto-	
01:57:06 - 01:58:18	Mr CHAN Kam-lam	-ditto-	
01:58:19 - 01:58:22	Ms Audrey EU	List of follow-up actions to be taken by the Administration	The Administration to provide the updated time charts on statutory procedures for repossession of premises showing the improvements brought about by the Bill
01:58:23 - 01:58:33	Admin	-ditto-	
01:58:34 - 01:58:38	Ms Audrey EU	-ditto-	
01:58:39 - 01:59:30	Mr Albert CHAN	-ditto-	
01:59:31 - 01:59:56	Ms Audrey EU	Date of next meeting	
01:59:57 - 02:00:02	Admin	-ditto-	
02:00:03 - 02:00:10	Ms Audrey EU	-ditto-	
02:00:11 - 02:00:46	Mr Albert CHAN	-ditto-	
02:00:47 - 02:00:58	Admin	-ditto-	
02:00:59 - 02:01:02	Mr Albert CHAN	-ditto-	
02:01:03 - 02:01:04	Admin	-ditto-	
02:01:05 - 02:02:38	Ms Audrey EU	-ditto-	
02:02:39 - 02:02:56	Admin	-ditto-	
02:02:57 - 02:02:59	Ms Audrey EU	-ditto-	

02:03:00 - 02:03:24	Admin	-ditto-	
02:03:25 - 02:04:27	Ms Audrey EU	-ditto-	
02:04:28 - 02:04:37	Admin	-ditto-	
02:04:38 - 02:04:57	Ms Audrey EU	-ditto-	
02:04:58 - 02:05:06	Admin	-ditto-	
02:05:07 - 02:06:10	Ms Audrey EU	-ditto-	
02:06:11 - 02:06:11	Mr CHAN Kam-lam	-ditto-	
02:06:12 - 02:06:39	Ms Audrey EU	-ditto-	
02:06:40 - 02:06:43	Mr Albert CHAN	-ditto-	
02:06:44 - 02:07:10	Ms Audrey EU	-ditto-	
02:07:11 - 02:07:34	Mr CHAN Kam-lam	-ditto-	
02:07:35 - 02:07:42	Ms Audrey EU	-ditto-	
02:07:43 - 02:07:56	Mr Albert CHAN	-ditto-	
02:07:57 - 02:08:55	Ms Audrey EU	-ditto-	
02:08:56 - 02:08:59	Mr Frederick FUNG	-ditto-	
02:09:00 - 02:09:01	Mr Albert CHAN	-ditto-	
02:09:02 - 02:09:06	Ms Audrey EU	-ditto-	
02:09:07 - 02:09:09	Mr CHAN Kam-lam	-ditto-	
02:09:10 - 02:09:39	Ms Audrey EU	-ditto-	
02:09:40 - 02:09:48	Mr Albert CHAN	-ditto-	
02:09:49 - 02:10:34	Ms Audrey EU	-ditto-	

**Note: The audio records of the above proceedings are kept at the LegCo Library**

Legislative Council Secretariat  
10 April 2002