

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

**Updated list of follow-up actions arising from the discussion
at the meeting on 29 November 2001**

- (1) To provide a table showing the views of consultees on the Bill and the justifications for the Administration to accept or reject such views.
- (2) To consider extending the scope of Part V of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (LTO) to cover leasing of commercial premises, including those of the Housing Authority run by single operators, on licence terms instead of tenancy agreements.
- (3) To consider including in Part IV of LTO provisions to enable landlords to repossess properties which have been used for illegal purposes, or on which the tenant has constructed unauthorized building works (UBWs).
- (4) To seek legal advice on whether a landlord can include provisions, such as suspension of water and electricity as well as changing of door lock, in the tenancy agreement for repossession of property in the event that the tenant fails to pay rent for a specified period of time.
- (5) To consider expediting the statutory procedures for repossession of premises, and review the need for a landlord to obtain a court order when the tenant has already vacated the premises.
- (6) To put down in the time charts on statutory procedures for repossession of premises (tabled at the meeting) references of the relevant ordinances, authorities and orders.
- (7) To respond to the submission of the Hong Kong Association of Landlords, particularly the case in which a landlord has to bear the dire consequences of UBWs erected by the principal tenant.
- (8) To consider whether landlords can be compensated by interest payments if the tenants pay up arrears of rent only when sued in court.
- (9) To consider measures to protect landlords when the tenants persistently delay payment of rent.
- (10) To consider whether there should be a criminal offence for tenants who provide false information to the landlords.