

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

**List of follow-up actions arising from the discussion
at the meeting on 17 May 2002**

- (1) To provide a copy of the internal guidelines of the Police on handling of disputes between landlords and tenants.
- (2) To consider including in the Bill a mandatory requirement for tenants to provide their personal information on name, occupation, salary as well as past rental records to landlords, and to seek legal advice on whether the proposed requirement will contravene the Personal Data (Privacy) Ordinance (Cap. 486).
- (3) To allow the application for Writ of Possession to proceed in parallel with the granting of Order of Possession with a view to further reducing the time for repossession of premises where a notice of opposition has not been filed.
- (4) To clarify whether it is a general practice of the Court to require a landlord who fails to apply for Writ of Possession on the expiry date of the four-week relief period to wait for another four weeks.
- (5) To provide information on overseas countries which have a fast-track system on repossession of premises.
- (6) To liaise with the Lands Department, the Consumer Council, the Law Society and the Estate Agents Authority with a view to working out standardized terms for tenancy agreement to protect the interests of both landlords and tenants. Consideration should also be given to including a standard provision to allow landlords to enter the leased premises on good grounds, such as inspection of unauthorized building works upon receipt of repair order from the Buildings Department.
- (7) To work out a clear guideline on the manner in which properties left in the premises by the tenant after repossession of premises should be disposed of and to clarify if such disposal will affect the duty of Bailiff to sell properties left on the premises.
- (8) To consider whether there should be no more than two occasions of granting of relief for forfeiture to tenants who only settle rent in arrears after landlords have taken procedure for forfeiture when rent is not paid within 15 days after the due date.
- (9) To deter unlawful eviction, consideration should be given to requiring landlords to ensure that the agents they hire to evict tenants will not use harassing acts while imposing a criminal liability on those agents who use such acts.
- (10) To protect landlords, particularly those in redevelopment cases, who are forced to sell their premises to developers because of harassing acts done by the latter.