

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

**List of follow-up actions arising from the discussion
at the meeting on 10 June 2002**

- (1) To consider extending the time for making distress under proposed section 86 of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (LTO) from 5 p.m. to 6 or 7 p.m. taking into account the living pattern nowadays.
- (2) To amend the Bill to the effect that the powers to amend fees and forms under section 114 of LTO should rest with the Judiciary rather than the Secretary for Housing.
- (3) To introduce an implied forfeiture clause so that any illegal alteration or addition made to premises without the prior consent of the landlord will constitute a cause for forfeiture of tenancy.
- (4) To include an implied forfeiture clause in case of tenant's persistent delay in payment of rent, provided that a written notice to such effect has been issued to the tenant.
- (5) To provide past cases of penalty for harassment on tenants.
- (6) To seriously re-consider further streamlining the repossession procedures. To guard against possible abuse of the procedures, consideration can be given to imposing heavy penalty on landlords who seek to recover possession by misrepresentation.
- (7) To seek clarification on statutory and incidental fees in relation to service by bailiff.