

**Extracts from minutes of meeting
with the Yuen Long District Council on 10 January 2002**

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III. Simplification of repossession procedure and imposition of severe punishment on tenants who intentionally defaulted on rental payment

29. Dr TANG Siu-tong said that this issue and the following three issues were raised by individual DC members and had not been formally discussed by the YLDC. Therefore, the views expressed by YLDC members on these issues were their personal opinions only.

30. Mr KWOK Keung considered that the Government had not provided owners of rental properties with sufficient protection. He pointed out that as there were currently no effective measures to solve the problem should tenants intentionally default on rental payment and the repossession procedure could take as long as two years, this was really unfair to landlords. Therefore, he hoped that LegCo Members would assist in finding a solution to this problem so as to protect the interests of landlords.

31. Mr Albert CHAN said that the LegCo had been discussing this issue with the Administration for years and a bills committee was formed in late 2001 to scrutinise the Landlord and Tenant (Consolidation) (Amendment) Bill 2001. He said that the Bills Committee had raised the issue highlighted by Mr KWOK Keung above with the Administration during their deliberation and had requested the Administration to consider whether stricter measures, such as the following, could be introduced:

- (a) to criminalise intentional default on rental payment; and
- (b) to formulate a summary repossession procedure for prima facie cases that the tenant had intentionally defaulted on rental payment.

He added that the Bills Committee was still dissatisfied with the scope of the amendments in the Bill and would continue to discuss relevant issues with the Administration. The LegCo would circulate the relevant information to YLDC members for reference once any progress was made.

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