

(Translation)

From: Hon CHAN Kam-lam
Chairman of the LegCo Panel on Housing

To : Miss Odelia LEUNG
Clerk to the LegCo Panel on Housing

Date : 27 October 2000

Regarding the agenda item on “Review of statutory procedures for repossession of domestic premises and recovery of rent” to be discussed at the Housing Panel meeting on 6 November 2000, I would like to raise the following questions and would appreciate it if the Housing Bureau could provide the relevant information prior to the meeting to facilitate discussion:

1. What are the respective numbers of applications made by landlords under the Landlord and Tenant (Consolidation) Ordinance (“the Ordinance”) to the Lands Tribunal for the repossession of leased premises and recovery of rent in arrears over the past three years?
2. What are the respective average time normally required for the repossession of leased premises and recovery of rent in arrears under the Ordinance at present?
3. In case of a defaulting tenant having no assets under his name, or his whereabouts being unknown, what protection is available to the landlord under the existing Ordinance?
4. If a defaulting tenant has vandalized the decoration or furniture in the premises concerned during the landlord’s application for repossession, what action can the landlord take to protect his own interests?
5. To prevent abuse of tenancy protection provisions by some tenants, will the Administration consider amending the Ordinance to expedite the termination of tenancy by landlords and the procedures for repossession of premises?

(signed)

CHAN Kam-lam
Chairman of
the Panel on Housing