

**Opinion Survey on Relaxation of Security of Tenure**

**Introduction**

Hi. My name is \_\_\_\_\_. This is a telephone survey on Government's proposal to relax security of tenure. I hope you wouldn't mind sparing a bit of your time to give us your opinion. All information you give will be kept strictly confidential.

**Selecting the Suitable Respondent**

1. I would like to invite one of your family members to be the respondent of the opinion survey. He or she must be aged 18 or above and can answer questions relating to the rental / owner-occupied flat you are living in. May I ask which one of your family members is the most suitable person?

- |   |   |
|---|---|
| (1) The one speaking is the most suitable person.     | Go on with the questions  |
| (2) The one speaking is not the most suitable person. | Then may I speak to the most suitable person of your family? Repeat the introduction. |

If the most suitable person is not at home, ask for the name of the person and fix a time to call again.

1A. Would you please tell me whether your flat is rented or owner-occupied? Is it a public rental housing flat, Home Ownership Scheme flat or a private flat?

1. A leased private domestic flat (including a subleased room or bedspace)
2. An owner-occupied private flat
3. A public rental flat (including public rental housing / interim housing / rental flat of Housing Society)
4. A self-owned subsidized housing flat (including Home Ownership Scheme flat / Tenant Purchaser Scheme flat/ flats sold by Housing Society)
5. Temporary Housing
6. Staff quarters
7. Others
8. No idea / Not clear
9. Decline to answer

Under the current security of tenure provisions, landlords need to renew tenancies with tenants on expiry of the tenancies so long as tenants are willing to pay the prevailing market rent, unless landlords can successfully provide reasons not to do so on certain statutory grounds such as redevelopment, self-occupation or non-payment of rent by the tenants. Government is now proposing to relax such security of tenure provisions. What is your view on this?

2. Do you think the security of tenure should be relaxed?
  - (1) Yes
  - (2) No Jump to Q8
  - (3) No idea / No comment Jump to Q8
  
3. Do you think the security of tenure should be relaxed on a selective basis?
  - (1) Yes
  - (2) No Jump to Q7
  - (3) No idea / No comment Jump to Q7
  
4. Do you think the relaxation should first apply to tenancies above a particular rental level or to all tenancies at the same time?
  - (1) Apply to tenancies of a particular rental level first
  - (2) Apply to all Jump to Q6
  - (3) No idea / No comment Jump to Q6
  
5. In your opinion, what should be the rental level above which the relaxation should apply? (The following options may be read out)
  - (1) Monthly rent over \$2,000
  - (2) Monthly rent over \$5,000
  - (3) Monthly rent over \$10,000
  - (4) Monthly rent over \$15,000
  - (5) Monthly rent over \$20,000
  - (6) No idea / No comment
  
6. Do you think the relaxation of security of tenure should apply to new tenancies only, or to both new and existing tenancies?
  - (1) Apply to new tenancies only
  - (2) Apply to both new and existing tenancies
  - (3) No idea / No comment
  
7. Do you think a grace period should be given to allow landlords and tenants to adjust to the changes before the security of tenure is fully removed?
  - (1) Yes
  - (2) No
  - (3) No idea / No comment

8. Do you think the relaxation of security of tenure will result in the market operating more freely?
- (1) Yes
  - (2) No
  - (3) No idea / No comment
9. Do you think tenants in general are now in a position to negotiate with landlords for a tenancy that spans longer than two years?
- (1) Yes
  - (2) No
  - (3) No idea / No comment

If the answer for Q1A is (1) leased private domestic flat, proceed to the next question. Otherwise, jump to Q15.

10. Is the rental flat you currently live in under a 'verbal tenancy' or a 'written tenancy'?
- (1) Verbal tenancy
  - (2) Written tenancy
  - (3) No idea
  - (4) Decline to answer
11. Are you renting the whole flat, a room or a bedspace?
- (1) The whole flat Jump to Q14
  - (2) A room
  - (3) A bedspace
  - (4) Others Jump to Q14
  - (5) No idea
  - (6) Decline to answer
12. How many rooms and bedspaces are subleased in the flat that you are renting, including the one you are occupying?
- (1) One
  - (2) Two
  - (3) Three
  - (4) Four or more
  - (5) No idea
  - (6) Decline to answer

13. Are there any vacant rooms or bedspaces for subleasing in the flat that you are renting?  
If yes, how many?
- (1) None
  - (2) One
  - (3) Two
  - (4) Three
  - (5) Four or more
  - (6) No idea
  - (7) Decline to answer
14. How much rent (excluding rates, government rent and management fee) are you paying each month?
- (1) \$2,000 or less
  - (2) \$2,001 to \$5,000
  - (3) \$5,001 to \$10,000
  - (4) \$10,001 to \$15,000
  - (5) \$15,001 to \$20,000
  - (6) \$20,000 or more
  - (7) No idea
  - (8) Decline to answer
15. Apart from the flat you are living in, do you own any other domestic flat(s) which you have let out? If so, how many such flats?
- (1) None
  - (2) One
  - (3) Two
  - (4) Three
  - (5) Four or more
  - (6) Decline to answer

Personal Information

[D1] [Interviewer to fill in]

Sex of the respondent: 1. Male 2. Female

[D2] What is your age? (based on last birthday)

- 1. 18 - 29 years old
- 2. 30 - 39 years old
- 3. 40 - 49 years old
- 4. 50 - 59 years old
- 5. 60 years old or above
- 6. Decline to answer

[D3] What is the highest level of education you attained?

- |                                |                                |
|--------------------------------|--------------------------------|
| 1. No schooling / Kindergarten | 5. Matriculation (F.6 – F.7)   |
| 2. Primary                     | 6. Post-secondary (non-degree) |
| 3. Secondary (F.1-F.3)         | 7. University degree or above  |
| 4. Secondary (F.4-F.5)         | 8. Decline to answer           |

[D4] Are you currently employed?

- |        |                    |                                   |
|--------|--------------------|-----------------------------------|
| 1. Yes | 2. No (Jump to D6) | 3. Decline to answer (Jump to D6) |
|--------|--------------------|-----------------------------------|

[D5] What is your present occupation?

- |  |                                   |
|--|-----------------------------------|
| 1. Managerial and administrative staff | 6. Craftsman and the like         |
| 2. Professional                        | 7. Machine operator and assembler |
| 3. Associate professional              | 8. Non-technical worker           |
| 4. Clerk                               | 9. Others                         |
| 5. Services and retail sales staff     | 10. Decline to answer             |

[D6] Including yourself, how many persons are living in your flat (excluding domestic helper(s))? \_\_\_\_\_

Decline to answer \_\_\_\_\_

[D7] What is the total monthly income of your family?

- |                          |                          |
|--------------------------|--------------------------|
| (1) \$5,000 or less      | <input type="checkbox"/> |
| (2) \$5,001 - \$10,000   | <input type="checkbox"/> |
| (3) \$10,001 - \$15,000  | <input type="checkbox"/> |
| (4) \$15,001 - \$20,000  | <input type="checkbox"/> |
| (5) \$20,001 - \$25,000  | <input type="checkbox"/> |
| (6) \$25,001 - \$30,000  | <input type="checkbox"/> |
| (7) \$30,001 - \$35,000  | <input type="checkbox"/> |
| (8) \$35,001 - \$40,000  | <input type="checkbox"/> |
| (9) \$40,001 - \$45,000  | <input type="checkbox"/> |
| (10) \$45,001 - \$50,000 | <input type="checkbox"/> |
| (11) \$50,000 or more    | <input type="checkbox"/> |
| (12) Decline to answer   | <input type="checkbox"/> |
| (13) No idea             | <input type="checkbox"/> |

End of Interview