

北區區議會
新界粉嶺
璧峰路三號
北區政府合署三樓
北區民政事務處轉

NORTH DISTRICT COUNCIL
c/o NORTH DISTRICT OFFICE
3/F., North District Government Offices,
3 Pik Fung Road,
Fanling,
New Territories.
Fax No. 2676 9105

圖文傳真：2676 9105
電話 Tel.: 2675 1574

檔號：(50) in DON(DC)46/1031/2002 Pt.2

中華人民共和國香港特別行政區
立法會秘書處
法案委員會秘書
(經辦人：鄧曾藹琪女士)

鄧女士：

《2003年業主與租客(綜合)(修訂)條例草案》委員會

謝謝你於本年 1 月 8 日來函邀請本區議會就上述條例草案提交意見書。現隨函附上由北區區議會議員張妙嫦女士提交的意見書乙份(只備有英文版本)，以供跟進。

請注意，由於有關議題並未在本區議會上作出討論，因此議員所提交的意見或出席發言只屬區議員的個人意見，並不代表本區議會對上述事宜的立場。

北區區議會秘書

(鄭穎嫻



代行)

2004 年 1 月 26 日

19th January 2004

EC/Office

(45) in DON (DC) 46/1031/2002 Pt.2

BY FAX NO.2676 9105 & BY HAND

The Secretary,
North District Council,
3/F., North District Government Offices,
3 Pik Fung Road,
Fanling,
New Territories.

Dear Miss Cheng,

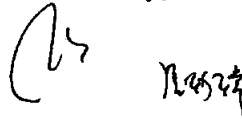
**Re: Landlord and Tenant (Consolidation) Ordinance Cap.7
(Amendment) Bill 2003, Security of Tenure and related
provisions ("the Ordinance")**

Thank you for your letter of 13th January 2004.

1. Regarding the amendment to Part 4 of the Ordinance, I do consider it is the appropriate time to relax the statutory restrictions on security of tenure enjoyed by the tenant because of the current market condition. The provisions of security of tenure to the tenant will deter the prospective landlord to invest in domestic properties. When the current law was enacted, there was a shortage of domestic properties. Currently, there is a surplus both in the private and the public sector. In order to improve the market condition, it is better to remove all the security of tenure enjoyed by the tenant under Part 4 of the Ordinance.
2. Regarding the amendment to the length of notice under Part 5 of the Ordinance, I think the current legislature is in favour of the tenant. The Landlord has to give notice to the Tenant whereas the Tenant can stay until the Landlord gives the requisite notice. I have come across some landlords who are not aware of the provisions under the Ordinance and fail to give the required notice. It will be simpler if both the Landlord and the Tenant adhere to the terms of the contract entered into between the parties.

Kindly pass on the above view to the Bills Committee of the Ordinance.

Yours sincerely,



Cheung Mui Seung Emily
North District Committee

EC/al

西貢區議會
通訊處：西貢政府合署二樓



西貢區議會
Sai Kung District Council

SAI KUNG DISTRICT COUNCIL,
Sai Kung Government Offices,
2nd floor, Sai Kung.

檔號：(6) in SKDC 10/3/33 Pt.9

電話：2163 9419

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中華人民共和國香港特別行政區

立法會秘書處

法案委員會秘書

鄧會譚琪女士

(傳真：2869 6794)

鄧女士：

**〈2003年業主與租客(綜合)(修訂)條例草案〉委員會
邀請各界提交意見書**

就貴會邀請本會就以上條例草案發表意見，本會經傳閱以上的文件後，議員溫悅球太平紳士提出以下的意見：

「本人同意撤銷《業主與租客(綜合)條例》(第7章)第IV部所訂的住宅租賃住權管制條文，以及廢除該條例第V部的終止非住宅租賃最短期限規定。因為現行條例過份保護租客，而損害業主特別是小業主權益。」

如有任何問題，可致電 2163 9419 與下開代行人聯絡。

西貢區議會主席吳仕福

(周志成 代行)



二〇〇三年二月二日