

**Bills Committee on
Landlord and Tenant (Consolidation) (Amendment) Bill 2003**

**List of follow-up actions arising from the discussion
at the meeting on 9 January 2004**

- (1) To advise the share of tenancies to be affected by the urban renewal programme as opposed to that of the entire property rental market.
- (2) To critically examine the adequacy of leaving just two months for the public to be informed of the legislative changes before the appointed date to implement the Bill taking into account the far-reaching implications of the removal of security of tenure on the existing some 260 000 tenants/sub-tenants. The sudden surge in applications for tenancy renewal within the two-month period will inevitably have an impact on the capacity of the Lands Tribunal.
- (3) To provide a list of suggested information which a landlord may require a potential tenant to provide, on a voluntary basis and without contravening privacy protection, before deciding whether or not to let his property to the tenant.
- (4) To obtain from the Police the following information -
 - (a) number of reports of alleged offences which emanate from tenancy disputes between landlords and tenants, such as vandalization and default in rent payment, over the past five years;
 - (b) number of prosecution against the provision of false information by both landlords and tenants under the Theft Ordinance (Cap. 210) over the past five years; and
 - (c) revised internal guidelines on the procedures to be adopted in dealing with tenancy disputes in the light of the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2002.
- (5) To provide, before 29 January 2004, a paper on the feasibility of further streamlining the repossession procedures after the removal of the security of tenure provisions.
- (6) To advise the prevailing eligibility criteria for public rental housing (PRH) and the assistance available, from both Government and non-government organizations, to those past beneficiaries of subsidized home ownership schemes who could not afford rented accommodation in the private sector. Consideration should also be given to offering PRH to tenants evicted as a result of the enactment of the Bill.