

LANDLORD AND TENANT (CONSOLIDATION) (AMENDMENT) BILL 2003

COMMITTEE STAGE

Amendments to be moved by the Honourable James TO Kun-sun

<u>Clause</u>	<u>Amendment Proposed</u>
5	<p>(a) In subclause (1) —</p> <p>(i) by deleting "appointed day" whenever it appears and substituting "commencement date";</p> <p>(ii) by deleting "之前已存在的屬" and substituting "的前一天屬存在的"</p> <p>(b) By deleting subclause (2) and substituting —</p> <p>" (2) On and after the commencement date , a tenancy to which Part IV applies and which is in existence on the day before the commencement date, but in respect of which no notice or request has been given or made before the commencement date under section 119 or 119A of the principal Ordinance, may, subject to subsections (2A) and (2B), only be terminated by a transitional termination notice as provided for by</p>

section 5A. ";

(c) By adding -

" (2A) The requirement in subsection (2) for a transitional termination notice in respect of a tenancy, and any such notice that has been issued in respect of a tenancy, ceases to apply if, on or after the commencement date –

- (a) the parties to the tenancy -
 - (i) agree to some other period for notice of termination; or
 - (ii) alter any other term of the tenancy; or
- (b) the tenancy is assigned to a new tenant.

(2B) Subsection (2) is without prejudice to –

- (a) section 5B(1) as to the making of an order for possession;
- (b) any right of forfeiture conferred on a landlord;
- (c) any right of surrender or early termination conferred on a tenant.

(2C) (a) The benefits and protection afforded by

this Part shall, in any tenancy to which it applies, be available to any person over the age of 18 years where he was residing with the tenant at the time of the tenant's death; and, for the purposes of this Part, references to a tenant shall except in this subsection include a reference to such person.

(b) Only one person mentioned in paragraph (a) shall be entitled to the benefits and protection of this Part at one time and, in default of agreement by those persons, the Tribunal shall nominate that person on such grounds as appears to it to be just and equitable.

(c) The benefits and protection afforded by this Part shall not be available to a personal representative not residing with the tenant at the time of tenant's death or, notwithstanding any will

or the law of succession
on intestacy, any other
person who is not a person
mentioned in paragraph (a)
as entitled to those
benefits and that
protection.

(2D) On and after the
commencement date, a tenancy which would
have terminated, but for the requirement
in subsection (2) for a transitional
termination notice, shall, until
terminated by such a notice, but subject
to section 5B, continue at the same rent
and upon the same covenants, conditions
and other terms of the original tenancy
as are appropriate to a month to month
tenancy."

(d) In subclause (3) -

- (i) by deleting "appointed day" and
substituting "commencement date";
- (ii) by deleting "that day" and
substituting "that day".

(e) In subclause (4) -

- (i) by deleting "appointed day" and
substituting "commencement date";
- (ii) by deleting "that day" and
substituting "that date".

(f) In subclause (5) –

- (i) by deleting "appointed day" where it
twice appears and substituting

- "commencement date";
- (ii) by deleting "that day" and
substituting "that date".
- (g) In subclause (6), by deleting "appointed day"
and substituting "commencement date".