

Our Ref.: HKIH/01-03/KY/aa
Your Ref.: CB1/BC/15/02

10 December 2003

Legislative Council
Legislative Council Building
8 Jackson Road
Central
Hong Kong

Attn: Mrs. Mary Tang

Dear Sirs

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

We refer to the above amendment bill and are pleased to share our views on the Landlord and Tenant (Consolidation) (Amendment) Bill 2003.

Removal of provisions relating to the security of tenure of domestic premises under Part IV of the Ordinance

1. The supply of domestic accommodation in Hong Kong is adequate and no shortfall is anticipated in years to come.
2. The bargaining power of tenants is stronger than that of landlords as the ample supply of domestic accommodation has turned the property market in favour of tenants.
3. The rental level of domestic premises is realistic and affordable in the present situation.
4. The government will continue to provide an adequate supply of affordable public housing for lower income classes.
5. Many Part IV landlords rely on rental income as their main income source and they deserve more attention and care from the government.
6. The removal of excessive government intervention in the rental property market allows the market to strike a balance of interest between landlord and tenant in a fairer and more open condition.

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7. The removal of security of tenure can attract more investors, both local and foreign, to invest in property market so as to expedite the recovery of economy.

Abolishment of the notice of termination requirement under Part V of the Ordinance

The requirement of the notice of termination should be abolished to avoid arguments about the accuracy of the issuance of the notice and to speed up the procedure for landlords to resume vacancy possession.

Should you have any queries, please feel free to contact the undersigned at 2828 0793.

Yours faithfully,
For and on behalf of
Hong Kong Institute of Housing

Kelvin Yau
Chairman of Professional Practice Committee

c.c. Mr. Andrew Lee - President