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7 April 2006

Mr SO Hing-woh, Victor
Executive Director and Chief Executive Officer
The Link Management Limited
4/F, Wong Tai Sin Shopping Centre
Multi-Storey Car Park Building
Lower Wong Tai Sin Estate
Shatin Pass Road
Kowloon

Dear Mr SO,

Panel on Housing

Meeting on 9 May 2006

On behalf of Hon CHAN Kam-lam, Chairman of the Panel on Housing, I am writing to invite representatives of The Link Management Limited (The Link) to the Panel meeting scheduled for **Tuesday, 9 May 2006, at 4:30 pm in the Chamber of the Legislative Council Building for discussion of item VI of the agenda.** The scheduled discussion time for item VI is from 6:05 pm to 6:45 pm. A copy of the agenda for the meeting is enclosed for your reference.

Members would like to discuss with representatives of The Link Management Limited (The Link) and the Administration on following issues:

- (a) Members are concerned about recent complaints concerning rent increases for commercial premises in shopping centres and markets divested by the Housing Authority (HA). In particular, they note that there were alleged cases of unreasonable rent increases for premises by the management contractors of The Link. Members are concerned about The Link's policies on letting and setting/adjusting rents for commercial premises in its retail facilities, policy on contracting out the operation of retail facilities to outside contractors and the monitoring of contractors' performance;

- (b) Members consider that the provision and management of retail and car-parking facilities in public rental housing (PRH) estates have great impact on the daily life of PRH tenants. In this regards, The Link has the responsibility to ensure proper provision and management of such facilities in meeting the needs of PRH tenants. Members are concerned how The Link will fulfill its corporate social responsibility in this regard; and
- (c) Members consider that the Administration or the HA have the responsibility to provide suitable and adequate retail and car-parking facilities for PRH tenants. They are concerned how the Administration or the HA will protect the interest of tenants concerned after divestment of the facilities. Whether the Administration or the HA has put in place measures to ensure that The Link will provide suitable and adequate retail and car-parking facilities for tenants concerned. If it has, what are the details? What remedial measures the Administration or the HA will take in the event that there is mal-functioning in the provision of such facilities adversely affecting the interest of tenants concerned.

To facilitate meeting arrangements, I should be grateful if you would advise me of the names and post titles (in both Chinese and English) of representatives from The Link attending the meeting **on or before 21 April 2006**.

You will appreciate that in order to facilitate discussion of the subject at the meeting, it will be helpful if The Link can provide written responses on the above concerns to the Panel in advance. In this connection, I should be grateful if the written information (in both Chinese and English) could reach the LegCo Secretariat **on or before 2 May 2006**. Please send a soft copy of the submission to cpnien@legco.gov.hk.

In line with our usual practice, the meeting will be held in public and the written information from your company will also be made available to the media and the public unless your have indicated otherwise. You may also wish to note that when addressing the Panel, your representative(s) are not covered by the protection and immunity provided under the Legislative Council (Powers and Privileges) Ordinance (Cap. 382). Your written information will also not be covered by the Ordinance. If any attending representatives wish to address the Panel in Putonghua, please notify Ms Michelle NIEN at 2869 9150 in advance so that suitable arrangements can be made.

On the day of the meeting, attending representatives are requested to enter the Legislative Council Building at the VIP/Members' entrance and obtain entry passes at the Security Control Post. They will be required to wear the entry passes at all times while in the Building, and return them to the Security Control Post when leaving. To facilitate meeting arrangements, **please arrive 10 minutes before the scheduled discussion time of the said agenda item** and proceed to the Ante-Chamber on the first floor of the Legislative Council Building. You will be invited to join the meeting when members are ready.

If you have any enquiries regarding the meeting arrangements, please contact the undersigned at 2869 9245 or Ms Sarah YUEN at 2869 9214.

With best regards,

Yours sincerely,

(Ms Connie SZETO)
Clerk to Panel

Encl.

cc Hon CHAN Kam-lam, SBS, JP (Chairman)
Miss Joey LAM (Housing, Planning and Lands Bureau)