

**立法會**  
***Legislative Council***

LC Paper No. CB(1)286/14-15  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/HG/1

**Panel on Housing**

**Minutes of special meeting  
held on Thursday, 24 July 2014, at 9:00 am  
in Conference Room 1 of the Legislative Council Complex**

**Members present** : Hon WONG Kwok-hing, BBS, MH (Chairman)  
Hon WU Chi-wai, MH (Deputy Chairman)  
Hon James TO Kun-sun  
Hon LEUNG Yiu-chung  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon Vincent FANG Kang, SBS, JP  
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN  
Hon CHAN Hak-kan, JP  
Hon Paul TSE Wai-chun, JP  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon Albert CHAN Wai-yip  
Hon WONG Yuk-man  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Alice MAK Mei-kuen, JP  
Dr Hon KWOK Ka-ki  
Hon KWOK Wai-keung  
Dr Hon Fernando CHEUNG Chiu-hung  
Hon Tony TSE Wai-chuen, BBS

**Members absent** : Hon LEE Cheuk-yan  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon IP Kwok-him, GBS, JP  
Hon LEUNG Che-cheung, BBS, MH, JP

Ir Dr Hon LO Wai-kwok, BBS, MH, JP  
Hon Christopher CHUNG Shu-kun, BBS, MH, JP

**Public Officers  
attending : For item I**

Miss Agnes WONG, JP  
Deputy Secretary for Transport and Housing (Housing)

Mrs Vicki KWOK  
Principal Assistant Secretary for Transport and Housing  
(Housing) (Private Housing)

**Attendance by  
invitation : For item I**

**Session 1**

The Hong Kong Council of Social Service

Mr Keith WONG  
Chief Officer (Policy Research & Advocacy)

Civic Party

Ms Bonnie LEUNG Wing-man  
Exco member

Hong Kong Professionals And Senior Executives  
Association

Ms Luciana WONG  
房屋規劃及地政專責小組成員

New Women Arrivals League

Ms RUAN Fung  
Member

同根同天空

Miss Erin WANG  
Committee Member

Platform of Concerning Subdivided Flats and Issue in  
Hong Kong

Mr TANG Po-shan  
Representative

The Hong Kong Institute of Surveyors

Sr Dr Lawrence POON  
Chairman of Housing Policy Panel

No Flat Slaves

Mr CHENG Ka-wing  
Member

土瓜灣基層家庭生活組

Miss CHEN Pei-shan

土瓜灣社區家長關注組

Miss LU Xuezheng

Justice & Peace Commission of the HK Catholic Diocese

Miss YIP Po-lam  
Project Officer

Democratic Alliance for the Betterment and Progress of  
Hong Kong

Mr NGAN Man-yu  
Representative

葵涌劏房戶支援小組

Miss CHOW Yuen-ching  
Member

關注葵涌劏房行動組

Miss KWAN Hiu-yan  
Member

葵涌劏房住屋關注組

Ms MA Chui-fan  
Member

葵涌劏房住客聯盟

Mr NG Kwan-lim  
Member

葵涌劏房戶支援網絡

Mr TIN Ka-shun  
Member

葵涌基層劏房關注組

Ms Urmilla LIMBU  
Member

葵涌低收入劏房戶平台

Miss Nar Maya LIMBU  
Member

Yan Oi Tong Community Centre

Mr KAM Kan-ming  
Social Worker (I)

Hong Kong People's Council on Housing Policy

Miss WONG Kit-ying  
Spokesman

土瓜灣房屋關注組

Mr LAI Ka-chun  
Social Worker

土瓜灣租客互助組

Ms YANG Xuehua  
街坊代表

爭取低收入家庭保障聯席

Miss YEUNG Pui-yan  
Organizer

Individual

Mr LEE Kwok-kuen

劏房住戶權益關注組

Mr LUI Yee-fung

Hong Kong Property Agencies Association

Mr LOU Kuong-fai  
Secretary General

The Hong Kong Federation of Trade Unions Social Affairs  
Committee

Mr MOK Kin-wing  
Committee Member

Caritas Institute of Higher Education

Mr LAI Kin-kwok  
Programme Leader

## **Session 2**

### To Kwa Wan Ektha Housing Concern Group

Mr Ahsan NISAR  
Member

觀塘無奈苦等公屋街坊會

Mr SO Chi-hung  
街坊會代表

觀塘劏房關注組

Ms LIN Siu-ping  
街坊會代表

### Individual

Ms GU Shifeng

### Community Development Initiative

Miss CHAN Ka-wai  
Policy Fellow

### Hong Kong Christian Institute

Mr TANG Kui-kin  
Representative

### Land Justice League

Miss YEUNG Wing-chi  
Project Officer

正苦不理基層組

林勇琪先生

長沙灣住屋組

吳好女士

東區基層住屋關注小組

高流珍女士

基層住屋小組

羅旭芬女士

北角住屋組

吳淑珠女士

恢復租管要及組

黎玉瑋小姐

基層房屋關注組

Miss YAU Pui-shan  
Community Organizer

基層租務關注組

莊樹森先生

長遠監察長遠房屋策略連線

Mr HO Chi-chung  
Member

Community Development Alliance

Mr KONG Kin-shing  
Social Worker

Concern Group of Medical Resources (NT)

Miss LAI Po-ying  
Member

荃灣輪候公屋超過三年居民會

Mr LIU Wan-wa  
Member

Hong Kong Tenants Association

Ms CHUNG Ching-ha  
Representative

Sai Ying Pun Housing Concern Group

Mr FUNG Chi-ming  
Representative

Concern Ethnic Minorities Housing Issue Alliance

Mr Minhas RASHAD  
Spokesperson

Concern Private Housing for Ethnic Minorities

Mr Tauqir AHMAD  
Member

西區關注租例檢討聯盟

Ms TSE Tsz-ying  
Member

西區被迫遷租客大會

李美美女士  
Member

西環劏房苦租客聯盟

Ms LAM Oi-yuk  
Member

反對當年建制派有份取消租管組

Miss WONG So-man



### **Session 3**

要求設立租管權益關注組

Miss LAI Yuen-mei

Industrial Relations Institute

Miss CHOW Wing-chi  
Organizer

關注舊區住屋權益社工聯席

Mr WONG King-lai

大角咀惡劣居所關注組

郭達成先生

全港劏房大聯盟

陳超龍先生

土瓜灣劏房戶關注組

Mr LEE Fat-yiu  
Intern Social Worker

土瓜灣街坊互助組

Miss Noel TSUI Lok-hei  
Social Worker

Catholic Diocese of Hong Kong Diocesan Pastoral Centre  
for Workers (New Territories)

Mr Augustine YU Siu-po  
Acting Centre Supervisor

Shek Wu Hui Sub-divided Flats Concern Group

Miss Kitty YAN Pui-lam  
Member

Fanling Concern Low-Income Group

Mr CHEUNG Ka-fai  
Member

Shek Wu Hui Housing Problem Concern Group

Mr CHONG Sheung-wai  
Member

North District Outsourcing Cleaning Workers Concern Group

Miss LAU Hoi-man  
Member

The Democratic Party

Mr WAN Siu-kin  
Deputy Spokesman on Housing Policy

Labour Party

Mr David CHIU  
Representative

關注租金管制小組

梁子謙先生

Alliance for Concerning Grassroots Housing Rights

Ms CHAN Hoi-chi  
Community Organizer

單身少女求房大聯盟

張迦侖小姐

宇宙反加租世紀聯盟

Mr KWOK Ka-ping  
Committee Officer

屯門反加租關注組

Miss Pauline Jessica Hillary TJHAN  
Member

冇人性房屋政策關注組

Miss CHU Moon-chun  
Member

鯉魚門邨民生關注組

Ms Rida CHEUNG  
Member

Neighbourhood and Worker's Service Centre

Miss TSUI Yee-kei  
Member

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Mr AU Lap-hang  
Member

再唔減租我就佔領中環關注組

Miss WONG Hiu-kwan

公屋被迫遷戶關注組

Mr LAI Chi-po  
義務幹事

**Clerk in attendance :** Ms Miranda HON  
Chief Council Secretary (1)1

**Staff in attendance :** Mr Ken WOO  
Senior Council Secretary (1)5

Ms Mandy LI  
Council Secretary (1)1

Miss Mandy POON  
Legislative Assistant (1)1

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**I. Receiving public views on "Tenancy control"**

(LC Paper No. CB(1)1709/13-14(01) — Administration's paper on "Tenancy control"

LC Paper No. IN18/13-14 — Information note on "Tenancy control in selected places" prepared by the Research Office of the Legislative Council Secretariat)

The Chairman welcomed the Administration and deputations to the meeting. He reminded deputations that when addressing the Panel during the meeting, they were not covered by the protection and immunity under the Legislative Council (Powers and Privileges) Ordinance (Cap. 382) and their written submissions were also not covered by the said Ordinance.

2. At the Chairman's invitation, a total of 81 deputations/individuals expressed their views on the subject of tenancy control. A summary of the views of the deputations/individuals is given in the **Appendix**.

3. Members also noted the following submissions from deputations/individuals not attending the meeting –

(LC Paper No. CB(1)1821/13-14(09) — Submission from Federation of Public Housing Estates (Chinese version only)

LC Paper No. CB(1)1821/13-14(10) — Submission from 十二會內地來港定居婦女互助組 (Chinese version only)

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LC Paper No. CB(1)1821/13-14(11) — Submission from Society for Community Organization (Chinese version only)

LC Paper No. CB(1)1863/13-14(02) — Submission from The Real Estate Developers Association of Hong Kong (English version only)

Discussion

*Session 1*

4. At the invitation of the Chairman, the Deputy Secretary for Transport and Housing (Housing) ("DSTH(H)") gave a consolidated response to the views and concerns raised by deputations/individuals as follows –

- (a) the Administration's research findings and observations on the issue of tenancy control, as set out in the paper submitted to the Panel at its meeting on 7 July 2014, had presented the pros and cons of the tenancy control systems adopted by overseas countries as well as the possible consequences. The Administration had taken Germany as an example to illustrate that some economies used an array of initiatives to better balance the interests of landlords and tenants under a tenancy control regime. Nevertheless, both local and overseas empirical findings suggested that tenancy control measures often led to unintended consequences, including those contrary to the original purpose. As such, tenancy control should not be regarded as the solution to all the problems facing grassroots tenants;
- (b) according to the Report on Survey on Subdivided Units in Hong Kong prepared by Policy 21 Limited in June 2013, about 49% of sub-divided units ("SDUs") tenants had applied for public rental housing ("PRH"). Hence, increasing the supply of PRH was the fundamental solution to the housing problems of inadequately-housed families;
- (c) the relatively low production of new PRH flats in the coming year was primarily because some projects had experienced difficulties at earlier stages, including difficulties in securing planning approvals and in garnering district support during district consultations, as well as slippage in construction in recent months. Besides, housing production figures would fluctuate from year to year as the scale and

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pace of development would vary from project to project. Local communities' support would be important for the Administration to achieve the housing supply target;

- (d) the Administration was mindful of the negative impact of tenancy control in view of the undesirable consequences it might bring. Some research findings suggested that landlords might become more selective about their tenants under tenancy control. As a result, those with unstable financial means (e.g. daily-waged workers), ethnic minorities, persons with disabilities and other socially disadvantaged groups might find it even more difficult to find rental accommodation;
- (e) tenancy control measures could not effectively solve the problems of building safety and fire hazards posed by SDUs. Rather, the Buildings Department had been taking actions to inspect and rectify irregularities of building works associated with SDUs and would further step up its enforcement action;
- (f) on the suggestion of providing transitional housing, many grassroots and SDU households preferred to live in flats situated in urban areas which were convenient for them to travel to/from their place of work or study. However, it was difficult to find sites in urban areas for building PRH or transitional flats. Even if housing land was available, priority should be given to building more PRH rather than transitional housing;
- (g) measures to achieve security of tenure could not be introduced on its own as suggested by some. To have the intended effect, rent control would need to be implemented alongside such measures so that a landlord could not evict a tenant arbitrarily;
- (h) some landlords, particularly the elderly landlords, mainly relied on rental income to support their living. The Administration would also need to take that into account and would need to be cautious about the proposal of imposing rent control or tenure control; and
- (i) given that there were diverse public views on the issue of tenancy control, the Administration considered that it would not be in the overall public interest to rush into any tenancy control measures.

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Session 2

*[At 12:24 pm, when Miss WONG So-man finished speaking, she and some other deputations stood up, displayed signs and began to shout slogans. The Chairman ordered them to stop, but they refused to do so in spite of the warnings given by the Chairman. The Chairman ordered that they be removed from the conference room. Three persons left the conference room with the assistance of the security staff of the Legislative Council ("LegCo") Secretariat.]*

5. DSTH(H) made a consolidated response to the views and concerns raised by deputations/individuals as follows –

- (a) the Administration's paper on tenancy control aimed to present the different perspectives of tenancy control in an impartial manner to enable a more informed discussion of the matter by the community;
- (b) according to the Rating and Valuation Department's statistics, the vacancy rate for private housing units was about 4.1% as at the end of 2013, which was lower than the long-term average of 5% during the period from 1993 to 2012. Hence, the hoarding of private residential units was not apparent at present. An artificially suppressed rent might reduce the incentive and willingness of landlords to lease out their premises. Some landlords might convert their flats into other uses (e.g. second homes) or become more selective about their tenants. It might become more difficult for socially disadvantaged groups to find rental accommodation; and
- (c) it was a clear objective of the Government to increase the supply of PRH. The Hong Kong Housing Authority had already embarked on the necessary preparatory work, such as identifying the land required and conducting other planning processes. In order to achieve this target, the Government needed the support of society as a whole.

6. Mr LEUNG Yiu-chung thanked the deputations for giving their views on the subject and giving real-life examples of the hardship faced by grassroots tenants. He expressed concern on the difficulties faced by SDU tenants, for example, landlords were picky about tenants and even trampled on the security of tenure. Other problems included the absence of written tenancy agreements for tenants, very short notice period for termination of tenancy and rent increase, soaring rent and under-maintenance of premises. He asked what the Administration would do to resolve the difficulties that SDU tenants faced. He also queried the Administration's determination to help SDU tenants as the unintended consequences of tenancy control could in fact be resolved by

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legislation, such as mandatory inspection schemes to tackle maintenance problems of SDUs or old buildings. He opined that the Administration should review the tenancy control system implemented in Hong Kong in the past and plug the loopholes where appropriate, such as the handling of rogue tenants.

7. DSTH(H) responded that the Administration was concerned about the possible impact of introducing tenancy control which might aggravate the problems currently facing grassroots tenants. She stressed that tenancy control could not solve all the problems faced by SDU tenants. As Hong Kong was a free market, landlords had the right to choose tenants. The operation of market forces should not be distorted by tenancy control, which might reduce the incentive and willingness of landlords to lease out their premises.

8. In response to Mr LEUNG Yiu-chung's further enquiry, DSTH(H) said that overseas experience suggested that landlords might leave their flats vacant, or turn them into other uses (e.g. second homes) under tenancy control. She further said that as revealed by a study conducted in Cambridge, Massachusetts, the United States, during the implementation of tenancy control, about 10% of the rent-controlled housing stock had been converted into non-rentable condominiums. While the Administration was aware of the difficulties faced by SDU tenants, the Administration considered it more appropriate to take into account different views on tenancy control. Mr LEUNG was unconvinced of the explanation and urged the Administration to plug the loopholes of the previous tenancy control measures adopted in Hong Kong and introduce tenancy control.

9. Mr LEUNG Kwok-hung criticized the Administration for its failure to take action to address the difficulties faced by SDU tenants. He opined that control measures were necessary if the rental market could not find its own balance. The Administration should consider taking complementary control measures, such as introducing vacant property tax to discourage landlords from withholding their premises for leasing, and offering tax incentives to encourage flat owners to let out their flats. He was disappointed that the Administration had not used existing land resources to increase housing land supply but accorded priority to rezoning some sites for hotel use. In response, DSTH(H) said that due to Hong Kong's limited land resources, the Administration had to strive to achieve a proper balance among competing demands for land from various industries, such as the tourism industry. Mr LEUNG pointed out that tenancy control was an interim measure and could be withdrawn depending on the situation of the rental and property markets. He did not agree that the use of land for buildings hotel should have a higher priority than building domestic properties. He requested the Administration to step up its effort in the provision of PRH to solve the housing problem.



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10. The Chairman sought the Administration's response to some deputations' concerns that when the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) was last amended in 2004, the then Secretary for Housing, Planning and Lands ("SHPL") had undertaken to conduct a review on the removal of security of tenure three years afterwards, but the Administration had not done so. He further asked for the Administration's response to the deputations' requests that it should conduct a comprehensive review of tenancy control, set a timetable for conducting the review and launch a public consultation on how to introduce tenancy control. DSTH(H) undertook to check whether the former SHPL had undertaken to conduct a review on the removal of security of tenure during the second reading of the Landlord and Tenant (Consolidation) (Amendment) Bill 2003. On the deputations' requests, DSTH(H) said that the Administration would take full account of the views expressed by the public on the subject of tenancy control during the public consultation on the long term housing strategy ("LTHS") and would respond to the issue in LTHS to be announced at the end of the year.

*(Post-meeting note: The Administration's response was circulated to members vide LC Paper No. CB(1)1915/13-14(02) on 12 August 2014.)*

11. The Chairman opined that the Administration should conduct a comprehensive review on the need to implement tenancy control on account of the difficulties in renting accommodation faced by lower income tenants as well as the many issues associated with rented accommodation since the complete removal of tenancy control in 2004. He further said that the Administration should explore the feasibility of different tenancy control measures and implement measures that would safeguard the interest of both landlords and tenants. He stressed that the Administration should tackle the housing problem at source by increasing PRH supply. Noting that the Administration had made effort to kick-start the formulation of LTHS and set the housing production target for the coming 10 years, he appealed to the community and LegCo Members to support the Government's effort to increase housing land supply with a view to increasing PRH supply.

*Session 3*

*[At 3:17 pm, when Mr LAI Chi-po finished speaking, he and all other deputations stood up, displayed signs and began to shout slogans. The Chairman ordered them to stop, but they refused to do so in spite of the warnings given by the Chairman. The Chairman ordered that they be removed from the conference room and that the meeting be suspended for five minutes.]*

*[The meeting resumed at 3:22 pm.]*

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12. Mr LEUNG Yiu-chung noted with concern the difficulties faced by SDU tenants, such as unreasonably high level of rent and very short notice for termination of tenancy and rent increase. He considered that the study on the tenancy control systems of overseas countries conducted by the Administration did not have much reference value as there were many differences between Hong Kong and overseas countries in terms of social welfare, housing policies, etc. Overseas experiences might not be applicable to Hong Kong. He asked whether the Administration would conduct an in-depth study on the need for reinstatement of tenancy control having regard to local situation.

13. Sharing similar concerns about the poor living conditions of SDU tenants and the soaring rents for rented accommodation, Dr Fernando CHEUNG criticized the Administration for ruling out all possible solutions for the pressing housing issues. He commented that although the issues had been discussed for many years, the Administration had failed to address the housing needs of the grassroots. Pointing out that SDU tenants and their children had been living in poor living environment, and subject to frequent rent increases and frequent evictions by landlords, he opined that the current term of Government should take immediate actions to relieve the rental burden on SDU tenants. He questioned how the Administration would resolve the imminent housing problem.

14. DSTH(H) responded that the Administration was aware of the concerns of the community on the high rent for private housing, and reiterated that the Administration had yet to reach a conclusion on the reinstatement of tenancy control. She emphasized that in the light of the concerns of the general public on tenancy control, the Administration conducted a study on the topic to enable a more informed discussion of the matter by the community. Apart from setting out local and overseas experiences, the Administration had also presented the pros and cons of tenancy control in the paper. The Administration was cautious about the proposal of tenancy control as such measures might bring about unintended adverse consequences. It also had reservations about the suggestion that tenancy control would be an effective remedy to the current housing problem. The Administration would respond to the issue in LTHS to be announced at the end of the year.

15. DSTH(H) further said that as set out in Annex F of the Administration's paper, the Government and the Community Care Fund had taken measures to address the livelihood issues faced by the low-income households. She acknowledged that the most direct way to address the housing needs of grassroots tenants, including SDU tenants, was to increase housing supply, particularly the supply of PRH. However, although the Administration had made great effort to identify land resources for public housing development, the

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progress was affected by the opposition of some stakeholders.

16. Mr LEUNG Kwok-hung stressed that the Administration should introduce complementary measures to alleviate the negative impact of implementing tenancy control, such as offering tax concession to landlords who let out their flats. He also considered that the Administration should intervene in the tenancy market and take immediate actions to tackle the housing problem and relieve the rental burden on the grassroots, such as by providing transitional housing in places farther away from the urban areas.

17. Mr Frederick FUNG held the view that the severe supply-demand imbalance for public and private housing and unreasonable rent increase were attributable to the former term of Government's failure to formulate a comprehensive housing policy. Given that the production of PRH fell far short of demand, he opined that the housing problem would eventually reduce the public's sense of belonging and have political consequences. He asked what the Administration would do in the interim to resolve the difficulties faced by SDU tenants.

18. DSTH(H) assured members that the Administration was committed to meeting the public housing production target which had been announced in the 2014 Policy Address. The Administration would spare no effort in achieving the target and liaising closely with District Councils and local communities to solicit their support for PRH development. She reiterated that if suitable housing sites could be identified, the Administration would earmark on developing permanent public housing instead of transitional accommodation on the sites concerned. On the other hand, the Administration was concerned that any rent assistance introduced in a tight supply market would be counter-productive, as the subsidy would most likely lead to a rise in rental.

19. Dr KWOK Ka-ki criticized the Administration for recognizing the difficulties faced by SDU tenants on the one hand, but taking no action to their relief on the other. He expressed concern that SDU tenants were frequently evicted and were most in need of tenancy control measures to safeguard their tenure. He also said that the Administration should not shirk its responsibilities to consider reinstating tenancy control despite the divided views on the matter. Consideration could be given to requiring landlords to enter into written tenancy agreements with tenants and regulating the notice period for terminating a tenancy. DSTH(H) reiterated that given the controversies on the matter, any proposal to introduce tenancy control measures should be considered carefully.

20. In closing the discussion, the Chairman summarized that the concerns and difficulties expressed by the deputations included unreasonably high level of rents, frequent rent increases, tenants having to move to smaller

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accommodation and more remote areas after eviction by landlords, landlords terminating tenancies without justifiable reasons, the notice period for terminating tenancy and rent increase was too short, landlords refusing to enter into written tenancies with tenants, and excessively long waiting time for PRH. He requested the Administration to summarize the difficulties faced by lower income tenants, particularly those living in SDUs, as expressed by the deputations/individuals and as identified by the Administration through its own relevant researches and studies. He also requested the Administration to study those difficulties and advise the Panel of the corresponding measures proposed by it to tackle them. DSTH(H) undertook to provide a written response.

*(Post-meeting note: The Administration's response was circulated to members vide LC Paper No. CB(1)1915/13-14(02) on 12 August 2014.)*

**II. Any other business**

21. There being no other business, the meeting ended at 4:01 pm.

Council Business Division 1  
Legislative Council Secretariat  
25 November 2014

### Panel on Housing

Special meeting on Thursday, 24 July 2014, at 9:00 am

Meeting to receive public views on "Tenancy control"

Summary of views and concerns expressed by deputations/individuals

No.	Name of deputation/individual	Major views and concerns
Session 1		
1.	The Hong Kong Council of Social Service	presentation of views as set out in submission (LC Paper No. CB(1) 1821/13-14(01))
2.	Civic Party	presentation of views as set out in submission (LC Paper No. CB(1) 1871/13-14(01))
3.	Hong Kong Professionals And Senior Executives Association	presentation of views as set out in submission (LC Paper No. CB(1) 1863/13-14(01))
4.	New Women Arrivals League	<ul style="list-style-type: none"> <li>new women arrivals were forced to live in sub-divided units ("SDUs") while most of them had applied for public rental housing ("PRH") and were awaiting PRH allocation;</li> <li>SDU tenants were subject to frequent increases in rent and frequent evictions by landlords;</li> <li>concerned about unbalanced bargaining power between landlords and tenants; and</li> <li>the Administration should introduce control measures on the rent and tenure of SDUs in addressing the imminent needs of the grassroots tenants, in particular new women arrivals</li> </ul>
5.	同根同天空	<ul style="list-style-type: none"> <li>supported reinstatement of tenancy control (including both the control on the level of rents and the security of tenure);</li> <li>the Administration should limit the annual rent increase and provide rent subsidy to households on the Waiting List ("WL") for PRH; and</li> <li>the Administration should increase the supply of PRH</li> </ul>
6.	Platform of Concerning Subdivided Flats and Issue in Hong Kong	<ul style="list-style-type: none"> <li>supported reinstatement of rental control (including both the control on the level of rents and the security of tenure) to help alleviate pressure of SDU tenants;</li> <li>the rents of SDUs kept soaring, with the per-square-foot rent of SDUs even higher than that of luxury flats. SDU tenants needed</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<p>to spend half or even more of their monthly household income on rent. The Administration should consider introducing control measures to regulate flats rented under \$8,000 per month; and</p> <ul style="list-style-type: none"> <li>• advocated a tenancy control policy that guaranteed a minimum of three year's tenure, gave existing tenants priority for renewal of tenancy, and required landlords to enter into tenancy agreements in writing with the grassroots tenants</li> </ul>
7.	The Hong Kong Institute of Surveyors	<ul style="list-style-type: none"> <li>• doubted the effectiveness of tenancy control in offering the desired protection to tenants;</li> <li>• empirical studies and evidence suggested that tenancy control measures often led to unintended consequences, and would affect the well-being of society as a whole;</li> <li>• in the case of rent increase control, a landlord might attempt to charge a higher initial rent in order to make up for the decreased rental income in future; and</li> <li>• tenancy control tended to discourage the proper maintenance of rented flats</li> </ul>
8.	No Flat Slaves	presentation of views as set out in submission (LC Paper No. CB(1) 1871/13-14(02))
9.	土瓜灣基層家庭生活組	<ul style="list-style-type: none"> <li>• did not subscribe to views opposing tenancy control in Hong Kong;</li> <li>• urged for the reinstatement of tenancy control to curb the undue rent hikes and monitor the quality of flats;</li> <li>• tenants were subject to frequent increases in rent and were forced to move out; and</li> <li>• the Administration should consider making use of tax incentives to encourage flat owners to let out their flats</li> </ul>
10.	土瓜灣社區家長關注組	<ul style="list-style-type: none"> <li>• supported the reinstatement of tenancy control to limit rent increase;</li> <li>• the notice period for rent increase was too short for tenants to look for another accommodation. They had no choice but to pay higher rent; and</li> <li>• the rate of increase in rent was too high and too frequent</li> </ul>
11.	Justice & Peace Commission of the HK Catholic Diocese	<ul style="list-style-type: none"> <li>• Hong Kong tenants became second-class citizens upon the removal of security of tenure. The price and rental indices for private residential properties had reached historically high levels;</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>the notice period for termination of tenancy and rent increase was too short; and</li> <li>it was common for landlords to refuse to enter into tenancy agreements in writing with the grassroots tenants</li> </ul>
12.	Democratic Alliance for the Betterment and Progress of Hong Kong	<ul style="list-style-type: none"> <li>objected to reinstatement of tenancy control without community consensus;</li> <li>any control measures on the rental market could affect the availability of rented accommodation to different population groups and affect the investment return or value of properties. In the case of rent increase control, a landlord might attempt to charge a higher initial rent in order to make up for the decreased rental income in future; and</li> <li>tenancy control, in particular rent control, might reduce the supply of rented accommodation. An artificially suppressed rent might reduce the incentive and willingness of the landlords to lease out their premises. With an increase in demand and a reduction in supply of rented accommodation, it would become more difficult for prospective tenants to find rental units that best meet their means and needs</li> </ul>
13.	葵涌劏房戶支援小組	<ul style="list-style-type: none"> <li>supported reinstatement of tenancy control (including both the control on the level of rents and the security of tenure) and the Administration should address the housing needs of grassroots tenants;</li> <li>when the Landlord and Tenant (Consolidation) Ordinance was last amended, the Government had undertaken to review the Ordinance once every three years but failed to do so; and</li> <li>it was common for landlords to refuse to enter into tenancy agreements in writing with the grassroots tenants, and overcharge grassroots tenants on water and electricity charges, etc</li> </ul>
14.	關注葵涌劏房行動組	<ul style="list-style-type: none"> <li>ethnic minorities needed to spend half or even more of their monthly household income on rent ;</li> <li>the rate of increase in rent was too high and frequent, and was faster than the growth of tenants' income and inflation. It was common for landlords to overcharge grassroots tenants on water and electricity charges; and</li> <li>the Administration should address the housing needs of low-income tenants, particularly those living in SDUs</li> </ul>

No.	Name of deputation/individual	Major views and concerns
15.	葵涌劏房住屋關注組	<ul style="list-style-type: none"> <li>supported the reinstatement of tenancy control to address the plight of the grassroots tenants; and</li> <li>SDU tenants were subject to frequent increases in rent and were forced to move to units which were generally in worse conditions</li> </ul>
16.	葵涌劏房住客聯盟	presentation of views as set out in submission (LC Paper No. CB(1) 1821/13-14(02))
17.	葵涌劏房戶支援網絡	<ul style="list-style-type: none"> <li>urged for the reinstatement of tenancy control to curb the undue rent hikes;</li> <li>it was common for landlords to overcharge grassroots tenants on water and electricity charges;</li> <li>the Administration should address the housing needs of Hong Kong citizens as it was their right; and</li> <li>the Administration should launch public consultation on tenancy control</li> </ul>
18.	葵涌基層劏房關注組	<ul style="list-style-type: none"> <li>the grassroots tenants were living in small units which were in poor conditions</li> </ul>
19.	葵涌低收入劏房戶平台	<ul style="list-style-type: none"> <li>landlords refused to carry out necessary maintenance; and</li> <li>the rate of increase in rent was too high and too frequent</li> </ul>
20.	Yan Oi Tong Community Centre	<ul style="list-style-type: none"> <li>urged for the reinstatement of tenancy control to curb the undue rent hikes;</li> <li>low-income groups were forced to live in SDUs while some of them had applied for PRH and were awaiting PRH allocation; and</li> <li>the rent level had risen beyond the grassroots tenants' affordability, and they needed to spend nearly half or even more of their monthly household income on rent</li> </ul>
21.	Hong Kong People's Council on Housing Policy	presentation of views as set out in submission (LC Paper No. CB(1) 1871/13-14(03))
22.	土瓜灣房屋關注組	<ul style="list-style-type: none"> <li>tenants were subject to frequent increases in rent and frequent evictions by landlords. The rate of increase in rent was too high and faster than the growth of tenants' income;</li> <li>the grassroots tenants were living in small units which were in poor conditions; and</li> </ul>



No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>urged for the reinstatement of tenancy control and the Administration should launch public consultation on the subject</li> </ul>
23.	土瓜灣租客互助組	<ul style="list-style-type: none"> <li>the rate of increase in rent was too high. Tenants were subject to frequent increases in rent and frequent evictions by landlords;</li> <li>it was common for landlords to overcharge grassroots tenants on water and electricity charges, while the units were small and in poor conditions;</li> <li>many low-income households had been on WL for more than three years and had yet to be allocated a PRH unit, and hence had to bear high rents; and</li> <li>the Administration should formulate a clear timetable for review of the tenancy control policy</li> </ul>
24.	爭取低收入家庭保障聯席	<ul style="list-style-type: none"> <li>the grassroots tenants had been suffering from high level of increase in rent and urged for the reinstatement of tenancy control to curb the undue rent hikes;</li> <li>it was common for landlords to overcharge grassroots tenants on water and electricity charges; and</li> <li>expressed concern on the building and fire safety of SDUs</li> </ul>
25.	Mr LEE Kwok-kuen	<ul style="list-style-type: none"> <li>supported the reinstatement of tenancy control to address the plight of the grassroots tenants;</li> <li>the rate of increase in rent was too high and too frequent. It was common for landlords to refuse to enter into tenancy agreements in writing with the grassroots tenants, such that the landlords could adjust the rent at any time; and</li> <li>landlords tended to overcharge grassroots tenants on water and electricity charges</li> </ul>
26.	劏房住戶權益關注組	<ul style="list-style-type: none"> <li>the grassroots tenants had been facing great financial pressure due to the rise in rental levels in recent years. They were living in small units which were in poor conditions;</li> <li>concerned about unbalanced bargaining power between landlords and tenants; and</li> <li>the Administration should address the housing needs of youngsters and help relieve the rental burden of those who were ineligible for PRH and could not secure a property of their own and hence had to bear high rentals</li> </ul>

No.	Name of deputation/individual	Major views and concerns
27.	Hong Kong Property Agencies Association	presentation of views as set out in submission (LC Paper No. CB(1) 1821/13-14(03))
28.	The Hong Kong Federation of Trade Unions Social Affairs Committee	<ul style="list-style-type: none"> <li>• urged the Administration to launch public consultation on tenancy control;</li> <li>• tenancy control measures should include prescribing a minimum notice period (e.g. four months), and setting up a statutory committee to determine the annual rental increase;</li> <li>• the Administration should consider introducing a vacant property tax to discourage flat hoarding, thereby increasing the supply of residential flats in the property market; and</li> <li>• the Administration should increase the supply of land and public housing in the long run</li> </ul>
29.	Caritas Institute of Higher Education	<ul style="list-style-type: none"> <li>• supported the reinstatement of tenancy control due to severe supply-demand imbalance for public and private housing, and urged the Administration to conduct a consultation exercise on tenancy control;</li> <li>• doubted the adverse impact of tenancy control systems in some overseas countries as presented in the Administration's study. Tenancy control should have advantages; and</li> <li>• the unintended consequences of tenancy control had in fact existed even without tenancy control at the moment. For example, some landlords were selective about their tenants</li> </ul>
Session 2		
30.	To Kwa Wan Ektha Housing Concern Group	<ul style="list-style-type: none"> <li>• urged the Administration to review the policy on tenancy control so as to cap the rent payable at a "reasonable and affordable level";</li> <li>• advocated a tenancy control policy that guaranteed a minimum of three year's tenure, and prescribed a minimum notice period if a landlord wished to terminate a tenancy; and</li> <li>• most of the ethnic minorities did not understand tenancy agreements written in Chinese. The Administration should provide interpretation services for ethnic minorities and necessary training for property agents where appropriate</li> </ul>
31.	觀塘無奈苦等公屋街坊會	<ul style="list-style-type: none"> <li>• doubted the accuracy of the statistical information collated by the Census and Statistics Department and the Rating and Valuation Department, and commented that the information did not represent the markets serving grassroots tenants. The rental market was dominated by landlords;</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>• when the Landlord and Tenant (Consolidation) Ordinance was last amended, the Government had undertaken to review the Ordinance three years afterwards but failed to do so; and</li> <li>• the Administration should reinstate tenancy control and conduct a review on the policy</li> </ul>
32.	觀塘劏房關注組	<ul style="list-style-type: none"> <li>• tenants were subject to frequent evictions by landlords. The relocation costs were expensive and became a burden for tenants. The grassroots tenants were living in small units with high rent but were in poor conditions;</li> <li>• some tenants had been on WL for more than six years and felt desperate; and</li> <li>• the Administration should consider studying the feasibility of converting industrial buildings for transitional accommodation use</li> </ul>
33.	Ms GU Shifeng	<ul style="list-style-type: none"> <li>• the rent level had risen beyond the grassroots tenants' affordability, and they needed to spend more than 30% of their income on rent, hence adversely affecting their quality of life; and</li> <li>• supported the reinstatement of tenancy control to address the plight of the grassroots tenants</li> </ul>
34.	Community Development Initiative	presentation of views as set out in submission (LC Paper No. CB(1) 1821/13-14(04))
35.	Hong Kong Christian Institute	presentation of views as set out in submission (LC Paper No. CB(1) 1871/13-14(04))
36.	Land Justice League	presentation of views as set out in submission (LC Paper No. CB(1) 1871/13-14(05))
37.	正苦不理基層組	<ul style="list-style-type: none"> <li>• the grassroots tenants had been facing great financial pressure due to the rise in rental levels in recent years;</li> <li>• it was common for landlords to overcharge grassroots tenants on electricity charges. Landlords could evict their tenants at any time with very short notice. SDU tenants were forced to move to units which were generally in worse conditions;</li> <li>• the Administration should address the housing needs of grassroots tenants; and</li> <li>• the Administration should commence a comprehensive review of tenancy control, expeditiously launch a public consultation on the subject and draw up a timetable for the conducting the review</li> </ul>

No.	Name of deputation/individual	Major views and concerns
38.	長沙灣住屋組	<ul style="list-style-type: none"> <li>the rate of increase in rent was too high and too frequent. Small living space would influence the harmony of family;</li> <li>supported the reinstatement of tenancy control to curb the undue rent hikes; and</li> <li>the Administration should increase the supply of PRH</li> </ul>
39.	東區基層住屋關注小組	<ul style="list-style-type: none"> <li>SDU tenants were subject to frequent increases in rent and frequent evictions by landlords;</li> <li>they were forced to move to smaller accommodations; and</li> <li>the actual waiting time for PRH was often longer than the average waiting time of three years as pledged by the Hong Kong Housing Authority ("HA")</li> </ul>
40.	基層住屋小組	<ul style="list-style-type: none"> <li>supported the reinstatement of tenancy control to cap the rent at the market value of the premises concerned;</li> <li>tenants were subject to frequent increases in rent and frequent evictions by landlords and it was common for landlords to overcharge grassroots tenants on water and electricity charges; and</li> <li>the Administration should increase the supply of PRH</li> </ul>
41.	北角住屋組	<ul style="list-style-type: none"> <li>the rent level had risen beyond the grassroots tenants' affordability, and they needed to spend more than 30% of their income on rent, hence adversely affecting their quality of life;</li> <li>the actual waiting time for PRH was often longer than the average waiting time of three years as pledged by HA; and</li> <li>the Administration should address the housing needs of grassroots tenants</li> </ul>
42.	恢復租管要及組	<ul style="list-style-type: none"> <li>emphasized the importance of security of tenure to tenants and tenancy control was necessary; and</li> <li>the Administration should commence a comprehensive review of tenancy control, expeditiously launch a public consultation on the subject and draw up a timetable for the conducting the review</li> </ul>
43.	基層房屋關注組	<ul style="list-style-type: none"> <li>the rental market was out of control after the removal of security of tenure in 2004. SDU tenants faced high rents and poor living environment; and</li> <li>the Administration should proactively intervene in the rental market and introduce interim measures to tackle the housing problem</li> </ul>

No.	Name of deputation/individual	Major views and concerns
44.	基層租務關注組	<ul style="list-style-type: none"> <li>landlords often evicted SDU tenants without justifiable reasons; and</li> <li>relayed the difficulties faced by low-income families</li> </ul>
45.	長遠監察長遠房屋策略連線	presentation of views as set out in submission (LC Paper No. CB(1) 1821/13-14(05))
46.	Community Development Alliance	<ul style="list-style-type: none"> <li>emphasized the importance of security of tenure as it could protect the right of tenants; and</li> <li>supported reinstatement of tenancy control which could help monitor the rental market so as to address the imbalance of bargaining power between landlords and tenants</li> </ul>
47.	Concern Group of Medical Resources (NT)	<ul style="list-style-type: none"> <li>the rent level had risen beyond the grassroots tenants' affordability and they needed to spend half of their income on rent, hence adversely affecting their quality of life. SDU tenants were often evicted by landlords;</li> <li>supported reinstatement of tenancy control; and</li> <li>the Administration should also review the tenancy control policy of shopping malls in PRH estates</li> </ul>
48.	荃灣輪候公屋超過三年居民會	presentation of views as set out in submission (LC Paper No. CB(1) 1821/13-14(06))
49.	Hong Kong Tenants Association	presentation of views as set out in submission (LC Paper No. CB(1) 1821/13-14(07))
50.	Sai Ying Pun Housing Concern Group	presentation of views as set out in submission (LC Paper No. CB(1) 1821/13-14(08))
51.	Concern Ethnic Minorities Housing Issue Alliance	<ul style="list-style-type: none"> <li>there had been racial discrimination as some landlords were reluctant to lease out their premises to ethnic minorities;</li> <li>expressed concern on the impact of the continuing rising rents on the livelihood of the grassroots and the lower stratum of the middle class who could not afford to buy their own home; and</li> <li>supported reinstatement of tenancy control</li> </ul>
52.	Concern Private Housing for Ethnic Minorities	<ul style="list-style-type: none"> <li>a considerable number of ethnic minorities had been suffering from high rents over the last few years;</li> <li>the Administration should consider granting rent subsidy to relieve the rental burden of those who could not afford the rising rent; and</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>• some landlords were reluctant to lease out their premises to ethnic minorities</li> </ul>
53.	西區關注租例檢討聯盟	<ul style="list-style-type: none"> <li>• when the Landlord and Tenant (Consolidation) Ordinance was last amended, the Government had undertaken to review the Ordinance three years afterwards but failed to do so;</li> <li>• the old buildings in Western District was mainly used for private redevelopment after being acquired, such as hotels and luxury flats; and</li> <li>• expressed concern on the Administration's stance on tenancy control and opined that the Administration should not keep emphasizing the negative impact. The Administration should review the policy on tenancy control</li> </ul>
54.	西區被迫遷租客大會	<ul style="list-style-type: none"> <li>• the rent level had risen beyond the grassroots tenants' affordability;</li> <li>• tenants were subject to frequent increases in rent. The relocation costs were expensive; and</li> <li>• the Administration should proactively intervene in the rental market to tackle the housing problem, and expeditiously review the policy on tenancy control</li> </ul>
55.	西環劏房苦租客聯盟	<ul style="list-style-type: none"> <li>• the rate of increase in rent was too high and too frequent. Some landlords were reluctant to lease out their premises to elderly tenants, so it would be difficult for them to find another accommodation within a short period;</li> <li>• the actual waiting time for PRH was often longer than the average waiting time of three years as pledged by HA;</li> <li>• supported reinstatement of tenancy control; and</li> <li>• the Administration should increase the supply of PRH</li> </ul>
56.	反對當年建制派有份取消租管組	<ul style="list-style-type: none"> <li>• the Administration should commence a comprehensive review of tenancy control, expeditiously launch a public consultation on the subject and draw up a timetable for the conducting the review</li> </ul>
Session 3		
57.	要求設立租管權益關注組	<ul style="list-style-type: none"> <li>• the Administration should reinstate tenancy control so as to safeguard the security of tenure on the side of tenants. Tenancy control measures could also balance the interest of both landlords and tenants;</li> <li>• there were successful overseas examples in which tenancy control was imposed yet market operation was not distorted; and</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>the Administration should consider introducing a vacant property tax or offering tax incentives to encourage landlords to lease out their units</li> </ul>
58.	Industrial Relations Institute	<ul style="list-style-type: none"> <li>did not subscribe to Administration's view that the root cause of the housing problem was tight supply. The vacancy rate of private residential units was high;</li> <li>the Administration should provide grassroots with affordable housing and balance the interest of landlords and tenants; and</li> <li>the Administration should commence a comprehensive review of tenancy control policy, reinstate tenancy control, introduce land/housing hoarding tax, vacant property tax and capital gains tax</li> </ul>
59.	關注舊區住屋權益社工聯席	<ul style="list-style-type: none"> <li>supported the reinstatement of tenancy control and urged the Administration to expeditiously review the Landlord and Tenant (Consolidation) Ordinance;</li> <li>was disappointed at the Administration's study which mainly emphasized the negative impact of tenancy control; and</li> <li>the grassroots tenants needed to spend around 30% to 40% of their income on rent due to the supply-demand imbalance</li> </ul>
60.	大角咀惡劣居所關注組	<ul style="list-style-type: none"> <li>the Administration should address the housing needs of grassroots tenants;</li> <li>the actual waiting time for PRH was often longer than the average waiting time of three years as pledged by HA; and</li> <li>the Urban Renewal Authority ("URA") could convert old buildings to PRH to accommodate tenants of SDUs</li> </ul>
61.	全港劏房大聯盟	<ul style="list-style-type: none"> <li>supported the reinstatement of tenancy control to curb substantial rent increase for rented accommodation;</li> <li>the Administration should consider granting rent subsidy to relieve the rental burden of low-income households;</li> <li>the land acquired by URA, such as that in Tai Kok Tsui, should be returned to the Government for PRH production; and</li> <li>HA should increase the production of larger PRH units that could accommodate four- to five-person households</li> </ul>
62.	土瓜灣劏房戶關注組	<ul style="list-style-type: none"> <li>many To Kwa Wan grassroots tenants had applied for PRH and were awaiting PRH allocation;</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>• when the Landlord and Tenant (Consolidation) Ordinance was last amended, the Government had undertaken to review the Ordinance three years afterwards but failed to do so;</li> <li>• the rate of increase in rent was too high and frequent, and was faster than the growth of tenants' income and inflation; and</li> <li>• the Administration should commence a comprehensive review of tenancy control, expeditiously launch a public consultation on the subject and draw up a timetable for the conducting the review</li> </ul>
63.	土瓜灣街坊互助組	<ul style="list-style-type: none"> <li>• SDU tenants faced difficulties such as soaring rent, unreasonable rent increase, and frequent evictions by landlords;</li> <li>• some tenants were left stranded by a one-month notice period which was too short for them to look for another accommodation; and</li> <li>• the Administration should commence a comprehensive review of tenancy control, expeditiously launch a public consultation on the subject and draw up a timetable for the conducting the review</li> </ul>
64.	Catholic Diocese of Hong Kong Diocesan Pastoral Centre for Workers (New Territories)	<ul style="list-style-type: none"> <li>• grassroots tenants could not afford to live in Hong Kong, so they moved from urban areas to remote areas and some even moved to Shenzhen for cheaper accommodation; and</li> <li>• urged the Administration to review the policy on tenancy control</li> </ul>
65.	Shek Wu Hui Sub-divided Flats Concern Group	<ul style="list-style-type: none"> <li>• the rate of increase in rent was too high and frequent, and was faster than the growth of tenants' income; and</li> <li>• it was common for landlords to overcharge grassroots tenants on water and electricity charges, so the Administration should regulate the situation by legislation</li> </ul>
66.	Fanling Concern Low-Income Group	<ul style="list-style-type: none"> <li>• the rent level had risen beyond the grassroots tenants' affordability, hence adversely affecting their quality of life;</li> <li>• the Administration should proactively intervene in the rental market to relieve the rental burden of the grassroots; and</li> <li>• urged for the reinstatement of tenancy control to curb the undue rent hikes, limit the annual rent increase and protect the security of tenure</li> </ul>
67.	Shek Wu Hui Housing Problem Concern Group	<ul style="list-style-type: none"> <li>• SDU tenants in Shek Wu Hui had been suffering from high rents and frequent eviction by landlords;</li> <li>• the rate of increase in rent was too high and frequent, and was faster than the growth of tenants' income. Tenancy control could be regarded as an interim measure to bring immediate relief to</li> </ul>



No.	Name of deputation/individual	Major views and concerns
		<p>those SDU tenants in deep distress;</p> <ul style="list-style-type: none"> <li>the Administration should commence a comprehensive review of tenancy control, expeditiously launch a public consultation on the subject and draw up a timetable for the conducting the review; and</li> <li>the Administration should increase the supply of PRH</li> </ul>
68.	North District Outsourcing Cleaning Workers Concern Group	<ul style="list-style-type: none"> <li>many North District grassroots tenants had applied for PRH and were awaiting PRH allocation. They had been suffering from soaring rent, unreasonable rent increase, and frequent evictions by landlords;</li> <li>grassroots tenants could not afford to live in North District and moved to remote areas; and</li> <li>the Administration should address the imminent needs of the grassroots tenants</li> </ul>
69.	The Democratic Party	<ul style="list-style-type: none"> <li>the rent level of rented accommodation had been pushed up after the removal of security of tenure in 2004;</li> <li>when the Landlord and Tenant (Consolidation) Ordinance was last amended, the Government had undertaken to review the Ordinance once every three years but failed to do so. The Administration should commence a comprehensive review of tenancy control, expeditiously launch a public consultation on the subject and draw up a timetable for the conducting the review;</li> <li>advocated a tenancy control policy that guaranteed a minimum of three year's tenure; and</li> <li>the Administration should consider allowing owners of Tenants Purchase Scheme flats and Home Ownership Scheme flats with premium not yet paid to let out their flats in order to immediately increase the supply of housing in the market</li> </ul>
70.	Labour Party	<ul style="list-style-type: none"> <li>some restaurant tenants could not afford the high rent and had to close their business;</li> <li>the rate of increase in housing rent was too high and frequent, and was faster than the growth of tenants' income; and</li> <li>criticized the Administration for refusing to introduce tenancy control measures to limit the annual rent increase and protect the security of tenure on the side of tenants</li> </ul>

No.	Name of deputation/individual	Major views and concerns
71.	關注租金管制小組	<ul style="list-style-type: none"> <li>the Administration should address the imminent needs of the grassroots tenants;</li> <li>tenancy control could be regarded as an interim measure to bring immediate relief to those SDU tenants in deep distress; and</li> <li>the Administration should commence a comprehensive review of tenancy control, expeditiously launch a public consultation on the subject and draw up a timetable for the conducting the review</li> </ul>
72.	Alliance for Concerning Grassroots Housing Rights	presentation of views as set out in submission (LC Paper No. CB(1) 1871/13-14(06))
73.	單身少女求房大聯盟	<ul style="list-style-type: none"> <li>SDU tenants were subject to frequent increases in rent and were forced to move to units which were generally in worse conditions;</li> <li>overseas experiences might not be applicable to Hong Kong due to differences in factors such as political framework, population demographics, etc; and</li> <li>urged the Administration to expeditiously launch public consultation on tenancy control</li> </ul>
74.	宇宙反加租世紀聯盟	<ul style="list-style-type: none"> <li>it was the Administration's responsibility to resolve the difficulties that SDU tenants faced;</li> <li>some To Kwa Wan grassroots tenants could only afford to live in bedspace apartments. The living environment was poor; and</li> <li>SDU tenants faced difficulties such as soaring rent and poor living conditions which had affected their children's growth</li> </ul>
75.	屯門反加租關注組	<ul style="list-style-type: none"> <li>the Administration had neglected the imminent needs of the grassroots tenants;</li> <li>under the Quota and Points System, non-elderly one-person applicants with post-secondary or higher education would have very slim chance of being allocated PRH units. The soaring prices of private residential properties had gone far beyond the affordability of young people and they also could not afford the high rents; and</li> <li>the Administration should reinstate tenancy control since grassroots tenants had been suffering from high rent</li> </ul>
76.	有人性房屋政策關注組	<ul style="list-style-type: none"> <li>the Administration should conduct a review on the tenancy control policy;</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>the unintended consequences of tenancy control could in fact be resolved by legislation, such as introducing a land/housing hoarding tax and vacant property tax; and</li> <li>suggested solutions to resolve the housing problem, e.g. reduce the production of luxury flats, increase the supply of PRH and relax the criteria for PRH</li> </ul>
77.	鯉魚門邨民生關注組	<ul style="list-style-type: none"> <li>the Administration had neglected the housing needs of grassroots tenants;</li> <li>supported reinstatement of tenancy control as it could safeguard the security of tenure on the sides of landlords and tenants; and</li> <li>the actual waiting time for PRH was often longer than the average waiting time of three years as pledged by HA</li> </ul>
78.	Neighbourhood and Worker's Service Centre	<ul style="list-style-type: none"> <li>supported reinstatement of rental control (including both the control on the level of rents and the security of tenure) to limit the percentage of rent increase;</li> <li>SDU tenants faced difficulties such as soaring rent, unreasonable rent increase and frequent evictions by landlords; and</li> <li>the Administration should reinstate tenancy control to address the imminent needs of the grassroots tenants</li> </ul>
79.	Left 21	<ul style="list-style-type: none"> <li>the removal of security of tenure in 2004 brought negative impacts to the community;</li> <li>urged for the reinstatement of tenancy control. Tenancy control measures could help limit rent increase, which in turn would benefit members of the public and society as a whole; and</li> <li>the Administration should increase the supply of PRH, and introduce a vacant property tax and a land/housing hoarding tax to combat property speculation</li> </ul>
80.	再唔減租我就佔領中環關注組	<ul style="list-style-type: none"> <li>the root cause of the housing problem was unfair allocation of land resources. The Administration should re-allocate all vacant flats to grassroots tenants or those awaiting PRH;</li> <li>tenants were subject to frequent increases in rent and frequent evictions by landlords; and</li> <li>urged for the reinstatement of tenancy control to protect the security of tenure and limit the rent increase</li> </ul>

No.	Name of deputation/individual	Major views and concerns
81.	公屋被迫遷戶關注組	<ul style="list-style-type: none"> <li>the rent level had risen beyond the grassroots tenants' affordability, so they could only apply for PRH; and</li> <li>the Administration should commence a comprehensive review of tenancy control, expeditiously launch a public consultation on the subject and draw up a timetable for the conducting the review</li> </ul>