

立法會
Legislative Council

LC Paper No. CB(1)1413/17-18
(These minutes have been
seen by the Administration)

Ref : CB1/PL/HG+ CB2/PL/WS

Panel on Housing and Panel on Welfare Services

Minutes of joint meeting
held on Monday, 4 June 2018, at 2:45 pm
in Conference Room 3 of the Legislative Council Complex

Members present : Members of the Panel on Housing

- Hon Alice MAK Mei-kuen, BBS, JP (Chairman)
- * Hon Andrew WAN Siu-kin (Deputy Chairman)
- Hon James TO Kun-sun
- Prof Hon Joseph LEE Kok-long, SBS, JP
- Hon CHAN Hak-kan, BBS, JP
- Hon CHAN Kin-por, GBS, JP
- Hon WONG Kwok-kin, SBS, JP
- Hon Paul TSE Wai-chun, JP
- Hon WU Chi-wai, MH
- * Hon CHAN Chi-chuen
- * Hon LEUNG Che-cheung, SBS, MH, JP
- * Dr Hon KWOK Ka-ki
- * Hon KWOK Wai-keung, JP
- * Dr Hon Fernando CHEUNG Chiu-hung
- Ir Dr Hon LO Wai-kwok, SBS, MH, JP
- * Hon CHU Hoi-dick
- Hon SHIU Ka-fai
- * Hon Wilson OR Chong-shing, MH
- * Hon YUNG Hoi-yan
- Hon Tanya CHAN
- Hon CHEUNG Kwok-kwan, JP
- * Hon LUK Chung-hung

Hon LAU Kwok-fan, MH
Hon Jeremy TAM Man-ho
Hon AU Nok-hin
Hon Vincent CHENG Wing-shun, MH
Hon Tony TSE Wai-chuen, BBS

Members of the Panel on Welfare Services

Hon KWONG Chun-yu (Deputy Chairman)
Hon Michael TIEN Puk-sun, BBS, JP
Dr Hon Helena WONG Pik-wan
Hon POON Siu-ping, BBS, MH
Hon Alvin YEUNG
Dr Hon Pierre CHAN

Member attending : Hon Martin LIAO Cheung-kong, SBS, JP

Members absent : Members of the Panel on Housing

* Hon LEUNG Yiu-chung
Hon Abraham SHEK Lai-him, GBS, JP
* Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon MA Fung-kwok, SBS, JP
* Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming
Dr Hon CHENG Chung-tai

Members of the Panel on Welfare Services

Hon SHIU Ka-chun (Chairman)

* Also members of the Panel on Welfare Services

Also members of the Panel on Housing

Public Officers attending : Agenda Item II

Mr Frank CHAN, JP
Secretary for Transport and Housing

Ms Esther LEUNG, JP
Deputy Secretary for Transport and Housing (Housing)

Miss Joyce KOK
Principal Assistant Secretary (Housing)
(Private Housing)

Ms Michelle LAM
Assistant Director (Social Security)
Social Welfare Department

**Attendance by
Invitation**

: Session One

Mr MOK Kam-sum

Mr KWOK Wing-kin
Chairperson
Labour Party

Mr Andy YU Tak-po
Executive Committee
The Civic Party

Mr Laurence PAK
Director of Operations
The Lion Rock Institute

Mr CHEUNG Chung-hang
社區幹事
香港工會聯合會

Miss TANG Hou-tong
代表
宋皇臺居民協會

任真小姐
組織幹事
關注基層住屋聯席

Miss LI Fung-tsing

組織幹事

爭取低收入家庭保障聯席

Mr CHAN Chun-to

成員

土瓜灣住屋關注組

陳偉英女士

成員

土瓜灣劊房聯盟

鄧意合女士

成員

土瓜灣劊房戶權益關注組

Mr HO Ka-sing

成員

長期無了期輪候公屋無奈小租戶

Ms LEUNG Wai-ling

成員

基層長者捱貴租關注組

賀卓軒先生

組織幹事

廣東道被逼遷租戶大聯盟

張志權先生

成員

愈住愈貴愈住愈細又被濫收水電費關注組

陳志勤先生

成員

土瓜灣長期捱貴租草根租戶

甘根明先生

組織幹事

屯門住屋關注團隊

Session Two

何智聰先生
成員
香港反迫遷關注組

Mr YAUKIN NAM
成員
紅磡長期捱貴租草根租戶

梁顥齡女士
成員
街坊安居關注小組(深水埗)

Miss CHAN Wing-tung
Community organizer
Hong Kong subdivided flat concerning platform

Miss WU Yu
Resident
Kwun Tong subdivided flat concerning group

Ms HUANG Xiuxian
Resident
Kwan Tong subdivided flat group

李大成先生
組織幹事
關注綜援低收入聯盟

盧嘉麗小姐
組織幹事
關注學童發展權利聯席

Mr WONG Ka-chun
代表
Hong Kong Subdivided Flats Residents Alliance

Clerk in attendance : Mr Derek LO
Chief Council Secretary (1)5

Staff in attendance : Mr Fred PANG
Senior Council Secretary (1)5

Ms Michelle NIEN
Legislative Assistant (1)5

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I. Election of Chairman

Ms Alice MAK Mei-kuen, Chairman of the Panel on Housing, advised that Mr SHIU Ka-chun, Chairman of the Panel on Welfare Services, had indicated his support for her to chair the joint meeting. Members agreed that Ms MAK would be the Chairman of the joint meeting ("the Chairman").

II. Tenancy control

Relevant papers

(LC Paper No. CB(1)1052/17-18(01) — Administration's paper on tenancy control

LC Paper No. CB(1)1052/17-18(02) — Paper on tenancy control prepared by the Legislative Council Secretariat (background brief)

LC Paper No. CB(1)437/17-18(01) — Administration's response to the joint letter dated 1 November 2017 from Hon KWOK Wai-keung, Hon LUK Chung-hung and Hon HO Kai-ming (LC Paper No. CB(1)173/17-18(01)) (Follow-up paper) (paragraphs 53 to 56)

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- LC Paper No. CB(1)419/17-18(01) — Referral memorandum from the Panel on Welfare Services on tenancy control (Restricted to members)
- LC Paper No. CB(2)375/17-18(01) — Letter dated 16 November 2017 from Hon Michael TIEN Puk-sun on tenancy control (Chinese version only)
- LC Paper No. CB(1)173/17-18(01) — Joint letter dated 1 November 2017 from Hon KWOK Wai-keung, Hon LUK Chung-hung and Hon Ho Kai-ming request to discuss measures on tenancy management (Chinese version only)
- LC Paper No. IN16/16-17 — Information note on tenancy control in selected places prepared by the Research Office of Legislative Council Secretariat)

Submission from deputation/individual not attending the meeting

- (LC Paper No. CB(1)1052/17-18(09) — Submission from 舊區街坊自主促進組 (Chinese version only)

2. Members noted two submissions tabled at the meeting.

(Post-meeting note: The submissions were issued to members in electronic form vide LC Paper Nos. CB(1)1070/17-18(01) and (02) on 5 June 2018.)

Meeting arrangements

3. The Chairman advised that 69 deputations/individuals had submitted applications to present their views on tenancy control. The two Panels would receive views of 36 deputations/individuals at the meeting, which would be

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held in two sessions with a five-minute break in between. Other 33 deputations/individuals would present their views at another joint meeting scheduled for 6 July 2018.

Presentation of views by deputations/individuals

4. At the invitation of the Chairman, a total of 26 deputations/individuals presented their views. A summary of the views of these deputations/individuals was in the **Appendix**.

[At 3:30 pm and 4:28 pm, two deputations left their seats respectively and approached the Secretary for Transport and Housing to present some items to him. The Chairman reminded them to return to their seats.]

Discussion

5. At the invitation of the Chairman, Secretary for Transport and Housing ("STH") gave the following response to the views expressed by deputations/individuals –

- (a) the Administration noted the views and concerns expressed by the deputations at the meeting, and understood that in the face of the current demand-supply imbalance in housing, the high and increasing flat prices and rentals had imposed heavy burden on members of the public;
- (b) as mentioned in the public engagement booklet issued by the Task Force on Land Supply, the average annual housing completions between 2007 and 2016 amounted to merely 25 700 units, some 34 000 units less than the corresponding figure for the period from 1997 to 2006 (i.e. an annual average of 59 800 units), hence resulting in severe shortage of housing supply;
- (c) the primary objective of the Administration's housing policy was to provide public rental housing ("PRH") to grassroots and low-income households. The long waiting time for PRH showed that the current PRH supply had yet to meet the demand for PRH. The Administration and the Hong Kong Housing Authority ("HA") would continue to spare no efforts in increasing the PRH supply;
- (d) the Administration conducted a detailed study on Hong Kong's past experience and overseas experience in implementing tenancy control in 2014, and briefed the Panel on Housing on the research

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findings and listened to public views on the subject matter at the Panel on Housing's meetings in July 2014. The Administration had studied tenancy control time and again, but there was yet no consensus in the community over the issue. The Administration considered that tenancy control measures would often lead to an array of unintended consequences, including those to the detriment of those tenants whom the measures seek to assist;

- (e) apart from striving to increase housing supply, the Administration had adopted various measures to alleviate the housing problems of grassroots households. Households residing in leased accommodations and receiving Comprehensive Social Security Assistance ("CSSA") were eligible for rent allowance. For a family of four members, the allowance was about \$5,000 per month or the actual rent paid, whichever was the less. The Administration had also implemented the Working Family Allowance ("WFA") Scheme. A four-person household with total monthly working hours of more than 192 and two children were eligible for a maximum monthly amount of \$3,200 under the WFA Scheme;
- (f) The Administration would take measures to protect grassroots tenants where appropriate. The Transport and Housing Bureau ("THB") would look into possible measures to alleviate the housing burden of grassroots tenants, including singletons living in subdivided units ("SDUs"), under the established mechanism in consultation with relevant parties;
- (g) the vacancy rate of private residential flats in Hong Kong was currently 3.7%, which was the lowest over the past years. The Administration was aware that the number of unsold first-hand private flats in completed projects had been increasing in recent years. The Administration was exploring ways to address the situation;
- (h) the Administration had been facilitating initiatives of different community organizations to provide transitional housing to families awaiting PRH; and
- (i) Members' proposed legislative amendments in relation to restrictions on resale of water and electricity were under the purview of Development Bureau and Environment Bureau respectively.

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Tenancy control

6. Mr Andrew WAN enquired whether the Administration would conduct a comprehensive study, including public consultation, on the implementation of tenancy control measures. Mr Vincent CHENG opined that the Administration should conduct a study on tenancy control with a view to working out a regime suitable for Hong Kong. Mr Wilson OR expressed similar view. Mr POON Siu-ping opined that given the existing shortfall of housing supply and the long time required for the Administration to identify adequate housing land, the Administration should consider adopting multi-pronged measures including tenancy control, vacancy tax and capital gain tax. In view that the Administration's previous study on tenancy control was conducted about four years ago, he enquired whether the Administration would launch a new study on the appropriate form of tenancy control that should be implemented in Hong Kong having regard to the deputations' views on the matter.

7. Mr Michael TIEN opined that there was a severe supply-demand imbalance in PRH and grassroots tenants had great housing difficulties. Some SDU tenants hoped to continue residing in urban districts because there were more job opportunities and they liked the community that they were living in. Allocating to them the PRH units in non-urban districts might not meet their aspirations. The Administration should consider implementing "partial tenancy control" as a short term measure, which would target at SDUs and cubicle apartments and would limit the rate of rent increase on the basis of the percentage of increase, the rate of inflation or the market rent of similar flats in the nearby areas. Referring to the Administration's advice in its paper that tenancy control measures would reduce supply of rented accommodations and limit access to adequate housing by the socially disadvantaged, he opined that to address such adverse consequences, the Administration should implement tenancy control and vacancy tax at the same time, and the vacancy tax should be charged not only on first-hand flats but also second-hand flats. To deal with certain behavior from landlords to offset the impact of tenancy control measures such as asking for more deposit money and overcharging tenants on certain payments that were associated with the lease, the Administration might introduce appropriate legislative measures. For the landlords who were willing to invest in repairs and maintenance of their rented accommodations, the Administration might consider exempting them from tenancy control measures for a time period. Noting that the Administration had claimed in its paper that there was yet no consensus in the community over the implementation of tenancy control, Mr TIEN sought clarification on whether there was also no consensus over any "partial tenancy control".

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8. STH replied that the Administration had studied the issue of tenancy control (including rent control and security of tenure) time and again. The Administration had elaborated its views on tenancy control in the Long Term Housing Strategy ("LTHS") taking into account the recommendations of the LTHS Steering Committee in 2014. There had not been any consensus in the community over the introduction of any form of tenancy control. Mr TIEN said that the Administration should provide information about the findings to support the claim in this regard. He further suggested that the Administration should consider conducting an in-depth study on whether there was no broad support from the community to implement "partial tenancy control" targeted at SDUs.

Admin

9. The Chairman said that as the situation in the society had changed since the promulgation of LTHS, the views elaborated in LTHS on tenancy control should not be a reason for the Administration not to consider introducing the regime. She enquired whether the Administration would launch a new study which, unlike its study in 2014, would focus on the implementation of "partial tenancy control" targeted at residential properties leased to SDU tenants.

10. Mr Jeremy TAM enquired about the details of the tenancy control regime in Sweden as mentioned in paragraph 4(a) of the Administration's paper. He opined that the impact of introducing tenancy control on the supply of housing in Hong Kong might not be the same as that in Sweden, given that Sweden had a higher proportion of single-person properties than almost anywhere in the European Union, private firms in Sweden were not allowed to purchase a large number of apartments in the same housing block for providing rented accommodations for their employees, and since 2013, the level of controlled rent under the tenancy control regime in Sweden was based on the mortgage cost afforded by the landlord concerned. STH replied that the Administration would provide supplementary information about Sweden's tenancy control regime.

Admin

Housing supply

11. Mr KWOK Wai-keung enquired when the Administration could produce adequate PRH units to compensate the shortfall against the LTHS supply target in the past few years. Mr Wilson OR enquired about the estimated public housing supply in the years from 2023 onwards. STH replied that the estimated total public housing production in the five-year period from 2017-2018 to 2021-2022 was about 99 700, which showed a continuous increase when comparing with the housing production figures of the previous four consecutive five-year periods from 2013-2014. The Administration estimated

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that the private sector would, on average, develop about 20 800 private residential units each year from 2018 to 2022, which was 50% higher than the yearly average of 13 500 units from 2013 to 2017. As regards the housing supply beyond 2023, the Administration would endeavour to take forward the rezoning of over 210 sites with housing development potential identified in the last few years; and would continue its efforts in building a consensus in the community on land supply.

12. Mr CHU Hoi-dick opined that the Administration should be more proactive in considering tenancy control measures when the economy was getting better. He suggested that the Administration should study and make clear separately its stances on three tenancy control-related measures, namely rent control, security of tenure and limiting the rate of increase in rent, and should explain to the public the positive and negative impacts of implementing these measures, as well as their short- and long-term effects, such as the number of tenants benefitted from the measures. In the longer term, the Administration should further increase the supply of transitional housing, such as providing transitional housing units on the lands currently used for providing barracks of the People's Liberation Army Hong Kong Garrison, and should formulate a long-term plan to increase public housing supply.

13. STH replied that the mission of HA was to address the housing problems of low-income families through PRH. Apart from continuing to increase land supply for PRH developments, the Administration had set aside \$1 billion to set up a funding scheme to subsidize the costs of relevant works under projects undertaken by non-government organizations to optimize the use of the vacant government sites/premises. In PRH estates which had to be left vacant for a certain period before they were demolished for redevelopment, such as Pak Tin Estate, some less dilapidated vacant PRH units would be used for letting to PRH applicants to address their imminent housing needs under an exceptional arrangement. The Administration would also study the feasibility of increasing the number of public housing units in individual projects.

Vacancy tax

14. Mr Jeremy TAM said that there were currently more than 9 000 first-hand vacant flats. To increase housing supply to meet the demand, the Administration should encourage developers to put up the vacant first-hand flats for sale. Given that developers had claimed that some of these unsold flats were used for leasing, the Administration should find out the number of such flats. In view that according to the Administration's reply to a written question raised at a Council meeting, the first-hand flats which had been transferred from a company to its subsidiary companies would not be counted as unsold

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flats, Mr TAM considered that the actual number of unsold first-hand flats might not be limited to about 9 000. He enquired when the Administration would introduce vacancy tax on first-hand residential properties. STH replied that the Administration was aware that the number of unsold first-hand private flats in completed projects had been increasing in recent years. The Administration was exploring ways to address the situation.

Rent subsidy

15. Mr Andrew WAN enquired whether the Administration would consider providing rent subsidy to grassroots tenants amid the current shortfall in public housing supply. Mr POON Siu-ping said that the Administration should provide rent subsidy to the households waiting for PRH, in view of the long waiting time for PRH. Mr Wilson OR enquired why the Administration did not consider providing rent subsidy to assist eligible PRH applicants who had been waiting for PRH for more than three years.

16. STH replied that the Administration had put in place measures in housing, social welfare, community support services, etc. to assist grassroots tenants. Eligible PRH applicants might seek earlier allocation of PRH units under the Express Flat Allocation Scheme or Compassionate Rehousing through recommendation of the Social Welfare Department. Households which were receiving CSSA and residing in PRH or other leased accommodations were eligible for rent allowance under CSSA. For households who met the relevant income, asset and working hour requirements, they might apply for WFA. Separately, the Work Incentive Transport Subsidy Scheme was in place to help low-income earners reduce their cost of travelling to and from work. The Administration considered that in the midst of the present tight housing demand-supply imbalance, rent subsidy would likely turn into additional rent charged by landlords, leaving the tenants with no effective assistance.

(At 5:04 pm, the Chairman advised that she had received a motion proposed by Mr Michael TIEN in respect of the agenda item, and announced that the meeting be extended to 5:30 pm.)

Measures to protect tenants' interests

17. The Chairman said that in view of the number of SDU tenants in Hong Kong, she had suggested in 2013 that the Administration should review the Landlord and Tenant (Consolidation) Ordinance (Cap. 7), and provide to eligible PRH applicants rent subsidy and tax exemption for their rent payment. She had requested that the Administration should introduce vacancy tax and

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implement tenancy control on Class A flats under the classification of Rating and Valuation Department, and the vacancy tax should be charged on completed first-hand flats as well the part of the second-hand residential properties including SDUs and other inadequate housing. She had also suggested the implementation of "partial tenancy control" measures targeted at SDUs, caged homes and cubicle apartments, including limiting the rate of increase in rent of such housing units, requiring a notice period of three months for terminating tenancies, setting up a committee on tenancy control, and publishing annually the information on the rent per foot of these units, etc. The Chairman said that SDU tenants had been suffering from the problems of high rent, landlords' overcharging of tenants' consumption of water and electricity and poor living environment. She had earlier on proposed a three-pronged approach to alleviate the housing difficulties of grassroots tenants, including providing rent subsidy to eligible PRH applicants on the waiting list, implementing tenancy control and introducing vacancy tax. The Administration so far had not responded to the proposal. Mr KWOK Wai-keung opined that the Administration might not be able to provide adequate PRH units to meet the LTHS supply target within a short time, and enquired whether the Administration would take forward any short-term measures to address the SDU tenants' difficulties arising from high flat rentals and landlords' overcharging of the tenants' consumption of water and electricity.

18. STH replied that according to the information provided by the Environment Bureau, the two power companies would set up their respective "Community Energy Saving Funds" to promote energy saving and provide assistance to the disadvantaged. One of the power companies also organized the "Power Your Love Programme" to encourage customers to save energy and to donate the electricity saved to disadvantaged groups including SDU tenants to reduce the latter's electricity expenses. The Administration would continue to explore feasible measures to assist grassroots tenants as appropriate. The Chairman's views and suggestions had been noted, and THB would look into measures to address the difficulties faced by grassroots tenants living in SDUs and inadequate housing in consultation with the relevant parties. Where appropriate, the Administration would invite the Community Care Fund to consider providing appropriate assistance to grassroots families in need of financial support.

19. The Chairman said that she had proposed a bill to amend the Waterworks Ordinance (Cap. 102) to prohibit a consumer from profiteering from the sale of water, whereas Mr LUK Chung-hung had proposed a bill to amend the Electricity Ordinance (Cap. 406) to impose restrictions for resale of electricity to a third party. The Administration did not support Mr LUK's amendment, and had yet to advise its stance on her amendment proposal. She

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said that she would continue to follow up the matter with the Administration.

20. Mr Wilson OR and Mr Vincent CHENG opined that the Administration should put in place measures to protect the interests of the tenants living in SDUs and inadequate housing. Mr CHENG said that some of the problems facing SDU tenants were absence of tenancy agreements, short notice period for rent increases, under-maintenance of leased premises and reluctance on the part of landlords to directly communicate with their tenants. The Administration should work out in a timely manner short-term measures to tackle such landlords' practices, and should consider collaborating with community organizations to provide intermediary services for tenants, providing tenants information and assistance in respect of tenancy matters, establishing mechanism for handling complaints lodged by tenants on tenancy issues and for resolving disputes between landlords and tenants. Mr Andrew WAN opined that the Administration should pay heed to the additional cost that might be borne by grassroots tenants due to exploitation by landlords. He enquired about the Administration's measures to ensure that the relevant tenancy documents of leased residential properties would be stamped.

21. In reply, STH said the Administration would follow up with relevant community and volunteer organizations to explore ways to assist grassroots tenants in consultation with relevant bureaux/departments. It also took note of the deputations' suggestions regarding standard tenancy agreements, arbitration mechanism to resolve landlord-tenant disputes, etc. As regards the suggestion of written and stamped tenancy agreements for all tenancies by legislation, the Administration considered that allowing landlords and tenants to flexibly negotiate the terms and conditions of a tenancy agreement would help make such agreement better suit their actual needs.

Motion

22. The Chairman referred members to the following motion, which she considered relevant to the agenda item –

Motion moved by Mr Michael TIEN:

"鑒於公屋供求嚴重失衡，劏房租金升幅驚人，基層市民難以負擔，為了減輕他們的租金壓力，本委員會促請政府研究推行針對某面積或租金水平以下的劏房的"局部租務管制"，研究相關措施包括但不限於：如果業主出售、自住或者重建就可以收回單位，否則原租客有優先續租權；以百分比或通脹，或以鄰近類似單位的市值租金為基準，限制租金升幅。"

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(Translation)

"Given that there is a severe demand-supply imbalance in public rental housing and the astonishing increase in the rent of sub-divided units is hardly affordable by the grassroots, in order to alleviate the rental pressure borne by them, these two Panels urge the Government to study the implementation of "partial tenancy control" targeted at sub-divided units where the size or the rent is below a certain level, and the relevant measures to be examined should include but not limited to: allowing owners to recover their flats in case of flat selling and self-occupation, or where their flats are subject to redevelopment, otherwise existing tenants will be accorded the priority for renewing tenancies; limiting the rate of rent increase on the basis of the percentage of increase, the rate of inflation, or the market rent of similar flats in the nearby areas."

23. The Chairman put to vote the motion moved by Mr Michael TIEN. Six members voted for, one member voted against it and five members abstained from voting. The Chairman declared that the motion was carried.

(Post-meeting note: The wording of the motion passed was issued to members vide LC Paper No. CB(1)1071/17-18(01) on 6 June 2018 and was provided to the Administration via the letter dated 6 June 2018.)

III. Any other business

24. There being no other business, the meeting ended at 5:18 pm.

Council Business Division 1
Legislative Council Secretariat
21 September 2018

Panel on Housing and Panel on Welfare Services

Joint meeting on Monday, 4 June 2018, at 2:45 pm
in Conference Room 3 of the Legislative Council Complex
Meeting to receive public views on "Tenancy control"

Summary of views and concerns expressed by deputations/individuals

No.	Name of deputation/individual	Submission / Major views and concerns
<u>Session One</u>		
1.	Mr MOK Kam-sum	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1070/17-18(01) (Chinese version only).
2.	Mr KWOK Wing-kin Chairperson Labour Party	<ul style="list-style-type: none"> ● The Administration should re-introduce tenancy control in Hong Kong. ● Tenancy control measures should include limiting the amount of rent increase and providing the sitting tenant with a right to renew tenancy.
3.	Mr Andy YU Tak-po Executive Committee The Civic Party	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1070/17-18(02) (Chinese version only)
4.	Mr Laurence PAK Director of Operations The Lion Rock Institute	<ul style="list-style-type: none"> ● Tenancy control would reduce supply of rental units, rendering it more difficult for young people to rent an accommodation in Hong Kong. ● Past experience showed that tenancy control implemented in Hong Kong would be finally removed.
5.	Mr CHEUNG Chung-hang 社區幹事 香港工會聯合會	<ul style="list-style-type: none"> ● Tenancy control had many merits, including protecting tenants' rights and interests, controlling increase in flat rentals, etc. ● Under tenancy control regime, it was more likely that tenants could continue residing in the same flat, and this would bring positive effects to the tenants, their neighbourhoods and the economy.

No.	Name of deputation/individual	Submission / Major views and concerns
6.	Miss TANG Hou-tong 代表 宋皇臺居民協會	<ul style="list-style-type: none"> ● The Administration should provide rent subsidy, implement tenancy/rent control and introduce property vacancy tax, in view of the high flat rentals. ● The Administration should review the Landlord and Tenant (Consolidation) Ordinance (Cap. 7).
7.	任真小姐 組織幹事 關注基層住屋聯席	<ul style="list-style-type: none"> ● The Administration should introduce vacancy tax, address the difficulties of socially disadvantaged groups in renting accommodations and provide community housing to them, require landlords to list out in rent receipts the miscellaneous fees associated with the lease, and tackle landlords' practices of overcharging of such fees. ● The problem of reluctance on the part of landlords to maintain their leased premises had long existed in aged buildings and this should not be a reason for not re-introducing tenancy control.
8.	Miss LI Fung-tsing 組織幹事 爭取低收入家庭保障 聯席	<ul style="list-style-type: none"> ● The Administration should explain to the public the reasons for not supporting Members' proposed legislative amendments against resale of water and electricity. ● The Administration should continue to follow up the issue of tenants of sub-divided units ("SDUs") being overcharged for the use of water and electricity.
9.	Mr CHAN Chun-to 成員 土瓜灣住屋關注組	<ul style="list-style-type: none"> ● The Administration should implement tenancy control to control rent and provide the sitting tenant with a right to renew tenancy, and introduce property vacancy tax. ● The Administration should safeguard the right to housing in Hong Kong, and pay due regard to the difficulties faced by grassroots tenants in coping with the unreasonably high flat rentals.

No.	Name of deputation/individual	Submission / Major views and concerns
10.	陳偉英女士 成員 土瓜灣劏房聯盟	<ul style="list-style-type: none"> ● The living environment of SDUs was poor. ● The Administration should implement tenancy control as early as possible in order to help improve the well-being of SDU households.
11.	鄧意合女士 成員 土瓜灣劏房戶權益關注組	<ul style="list-style-type: none"> ● The Administration should implement tenancy control as early as possible. ● SDU tenants were under heavy pressure due to incessant increases in flat rentals and poor living environment.
12.	Mr HO Ka-sing 成員 長期無了期輪候公屋 無奈小租戶	<ul style="list-style-type: none"> ● Grassroots households were forced to continue residing in SDUs because of the high flat prices and increasing waiting time for public rental housing ("PRH"). ● The Administration should implement tenancy control, including requiring written and stamped tenancy agreements for tenancies, controlling the rate of increase in rent and providing the sitting tenant with a right to renew tenancy.
13.	Ms LEUNG Wai-ling 成員 基層長者捱貴租關注組	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1052/17-18(08) (Chinese version only)
14.	賀卓軒先生 組織幹事 廣東道被逼遷租戶大聯盟	<ul style="list-style-type: none"> ● Due to the absence of written tenancy agreements, grassroots tenants in SDUs were subject to evictions by landlords and frequent rent increases. ● The Administration had not taken any measures to protect tenants' interests from exploitation by landlords.

No.	Name of deputation/individual	Submission / Major views and concerns
15.	張志權先生 成員 愈住愈貴愈住愈細又被濫收水電費關注組	<ul style="list-style-type: none"> ● The existing tenancy agreements for SDUs could not protect tenants' interests. ● The Administration should re-introduce tenancy control.
16.	陳志勤先生 成員 土瓜灣長期捱貴租草根租戶	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1052/17-18(07) (Chinese version only)
17.	甘根明先生 組織幹事 屯門住屋關注團隊	<ul style="list-style-type: none"> ● Given that the waiting time for PRH was long and the Administration did not provide rent subsidy to grassroots tenants, the Administration should implement tenancy control, including limiting the rate of rent increase. ● The Administration should take measures, such as through legislative means, to ensure that tenancy agreements between landlords and tenants were fair and reasonable.
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18.	何智聰先生 成員 香港反迫遷關注組	<ul style="list-style-type: none"> ● The Administration had discussed with the Panel on Housing and listened to public views on tenancy control at the Panel on Housing meetings in July 2014, and it was not desirable that the Administration had yet to put in place any tenancy control measures. ● The Administration should implement "partial tenancy control", including measures against landlords' harassment and unreasonable eviction of tenants and arbitration mechanism to resolve landlord-tenant disputes, and should review the regulations with respect to sitting tenants' right to renew tenancy, etc.

No.	Name of deputation/individual	Submission / Major views and concerns
19.	Mr YAUKIN NAM 成員 紅磡長期捱貴租草根 租戶	<ul style="list-style-type: none"> ● The Administration should implement tenancy control, including rent control and security of tenure, or at least conduct a study to review whether it was appropriate to implement tenancy control in Hong Kong. ● The relevant allowance provided under the Comprehensive Social Security Assistance ("CSSA") was not sufficient for a CSSA recipient to pay the rent of SDUs, and the Administration should provide rent subsidy to grassroots tenants.
20.	梁顥齡女士 成員 街坊安居關注小組 (深水埗)	<ul style="list-style-type: none"> ● The Administration should take forward measures to assist SDU tenants to cope with the difficulties brought about by rent increases, poor living environment, under-maintenance of rental units and substantial moving expenses. ● The Administration should make clear its progress of dealing with Members' proposed legislative amendments against resale of water and electricity.
21.	Miss CHAN Wing-tung Community organizer Hong Kong subdivided flat concerning platform	<ul style="list-style-type: none"> ● The flat vacancy rate had started to increase since the abolition of rent control in 1998. ● The Administration should implement tenancy control in order to directly address the housing difficulties of grassroots tenants and landlords' overcharging of tenants' consumption of water and electricity, and consider putting in place incentive measures to encourage landlords to invest in repairs and maintenance of their leased flats.
22.	Miss WU Yu Resident Kwun Tong subdivided flat concerning group	<ul style="list-style-type: none"> ● SDU tenants were under heavy pressure in coping with high flat rentals, which were about 50% of their income. ● The Administration should implement tenancy control, including rent control, and work out measures against landlords' overcharging of tenants' consumption of water and electricity.

No.	Name of deputation/individual	Submission / Major views and concerns
23.	Ms HUANG Xiuxian Resident Kwun Tong subdivided flat group	<ul style="list-style-type: none">● The living environment of SDUs was poor.● The Administration should implement measures to control rent increases of SDUs, address landlords' overcharging of tenants' consumption of water and electricity and provide standard tenancy agreements for landlords and tenants to follow.
24.	李大成先生 組織幹事 關注綜援低收入聯盟	<ul style="list-style-type: none">● SDU tenants were under heavy pressure in coping with high flat rent, which was about 50% of their income.● The Administration should take measures proactively to deal with high and increasing flat rentals and landlords' overcharging of tenants' consumption of water and electricity, and should introduce vacancy tax.
25.	盧嘉麗小姐 組織幹事 關注學童發展權利聯 席	<ul style="list-style-type: none">● The Administration should pay due regard to the undesirable living environment of the grassroots children in inadequate housing.● The Administration should implement tenancy control.
26.	Mr WONG Ka-chun 代表 Hong Kong Subdivided Flats Residents Alliance	<ul style="list-style-type: none">● The Administration should implement tenancy/rent control in order to directly address the difficulties of grassroots tenants in coping with high flat rentals.● Members of the public should have the right to housing, and the Administration should ensure all households could gain access to affordable housing.

(Post-meeting note: The submission from Kwun Tong subdivided flat concerning group (Chinese version only) was issued to members vide LC Paper No. CB(1)1235/17-18(02) on 6 July 2018.)