

立法會
Legislative Council

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(These minutes have been
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Panel on Housing and Panel on Welfare Services

**Minutes of joint meeting
held on Friday, 6 July 2018, at 10:45 am
in Conference Room 1 of the Legislative Council Complex**

Members present : Members of the Panel on Housing

- * Hon Andrew WAN Siu-kin (Deputy Chairman)
Hon James TO Kun-sun
Hon Abraham SHEK Lai-him, GBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon CHAN Kin-por, GBS, JP
Hon WONG Kwok-kin, SBS, JP
- * Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon WU Chi-wai, MH
Hon MA Fung-kwok, SBS, JP
- * Hon CHAN Chi-chuen
- * Hon LEUNG Che-cheung, SBS, MH, JP
- * Hon KWOK Wai-keung, JP
- * Dr Hon Fernando CHEUNG Chiu-hung
- * Hon CHU Hoi-dick
- * Dr Hon Junius HO Kwan-yiu, JP
Hon SHIU Ka-fai
- * Hon Wilson OR Chong-shing, MH
- * Hon YUNG Hoi-yan
Hon Tanya CHAN
- * Hon LUK Chung-hung, JP
Hon LAU Kwok-fan, MH

Dr Hon CHENG Chung-tai
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 SHIU Ka-chun (Chairman)
Hon Michael TIEN Puk-sun, BBS, JP
Hon POON Siu-ping, BBS, MH
Hon Alvin YEUNG
Dr Hon Pierre CHAN

Members absent : Members of the Panel on Housing

Hon Alice MAK Mei-kuen, BBS, JP (Chairman)
* Hon LEUNG Yiu-chung
Prof Hon Joseph LEE Kok-long, SBS, JP
* Dr Hon KWOK Ka-ki
Ir Dr Hon LO Wai-kiwok, SBS, MH, JP
Hon HO Kai-ming
Hon CHEUNG Kwok-kwan, JP

Members of the Panel on Welfare Services

Hon KWONG Chun-yu (Deputy Chairman)
Dr Hon Helena WONG Pik-wan

* 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)

**Attendance by
Invitation**

: Agenda Item II

Mr CHIU Kwok-wai
Executive Director
Federation of Public Housing Estates

陳照妹女士
街坊代表
觀塘無奈苦等公屋街坊會

蕭煒先生

Mr NG Kwan-lim
Member
葵涌劏房住客聯盟

王馥雅小姐
Member
葵涌街坊民議組

洪一蘭小姐
Member
葵涌工廈劏房戶關注組

陳愷澄小姐
Member
葵涌劏房居民大聯盟

潘卓懿小姐
Member
葵涌劏房民議組

梁偉林先生
Member
葵涌陽光街坊組

廖耀桓先生
Member
葵涌劏房戶連線

譚潔螢小姐

Member

葵涌天台屋居民交流小組

Mr CHAN Chun-chung

Deputy spokesperson on Housing

Democratic Alliance for the Betterment and Progress of Hong Kong

Mr WHY

Mr Keith WONG

Chief Officer (Social Development), Policy Research and Advocacy

The Hong Kong Council of Social Service

Mr SIU Leung-chiu

Member

Tsuen Wan Old District Tenants Action

Mr HO Kai-ming

Vice-Chairman

Hong Kong Association for Democracy and People's Livelihood

蔡偉祥先生

發言人

5年未上樓爭取租金津貼及租務管制關注組

李美美女士

發言人

西區被迫遷租客大會

鍾達興先生

賴麗麗女士

陳文燕女士

代表

東區婦女房屋關注組

林彩群女士
代表
深水埗 N 無人士房屋關注組

朱錦華小姐
社區主任
The Federation of Hong Kong and Kowloon Labour Unions

李庭豐先生

黃志崇先生
成員
土瓜灣房屋關注組

許敏章先生
成員
洪水橋基層市民關注組

Ms CHAN Lim-kan
Representative
Tsing Sham Housing Concern Group

鄧寶山先生
成員
觀塘民生自決組

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

Action

I. Election of Chairman

Mr SHIU Ka-chun, Chairman of the Panel on Welfare Services, advised that Ms Alice MAK, Chairman of the Panel on Housing, had indicated her support for him to chair the joint meeting. With members' concurrence, Mr SHIU chaired the joint meeting.

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)

LC Paper No. CB(1)419/17-18(01) — Referral memorandum from the Panel on Welfare Services on tenancy control (Restricted to members)

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- 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)

Submissions from deputation/individual not attending the meeting

- (LC Paper No. CB(1)1218/17-18(04) — Submission from Socialist Unity Party of Hong Kong (Chinese version only)
- LC Paper No. CB(1)1218/17-18(05) — Submission from a member of the public (English version only)
- LC Paper No. CB(1)1218/17-18(06) — Submission from a member of the public (Chinese version only)
- LC Paper No. CB(1)1218/17-18(07) — Submission from a member of the public)

2. Members noted two submissions tabled at the meeting.

(Post-meeting note: The submissions were issued to members in electronic form vide LC Papers No. CB(1)1235/17-18(01) and (02) on 6 July 2018.)

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3. The Chairman advised that the Panel on Housing and Panel on Welfare Services had held a joint meeting on 4 June 2018 to receive views from deputations/individuals on "Tenancy control". The two Panels would receive views on the item from the remaining 32 deputations/individuals at this meeting.

Presentation of views by deputations/individuals

4. At the invitation of the Chairman, a total of 28 deputations/individuals presented their views. A summary of the views of these deputations/individuals was in the **Appendix**.

(At 11:08 am, 11:46 am and 12:13 pm, three 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 understood that in the face of the current demand-supply imbalance in housing, flat prices and rentals remained persistently high. This had imposed heavy housing burden on members of the general public;
- (b) The Administration noted that there were suggestions in the community for reintroducing various forms of tenancy control to alleviate the housing difficulties faced by grassroots tenants. 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;
- (c) To address the high prices and rentals of private residential units, the fundamental solution was to increase housing supply continuously. The Administration would continue to press ahead with the implementation of short, medium and long term initiatives under the multi-pronged approach to increase land supply and expedite the production of public housing in order to meet the housing supply targets under the Long Term Housing Strategy ("LTHS");

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- (d) On 29 June 2018, the Chief Executive announced a package of six new housing initiatives, which included among others reallocating a total of nine private housing sites in Kai Tak and Anderson Road Quarry for providing public housing, and setting up a task force under the Transport and Housing Bureau ("THB") to provide one-stop, coordinated support to facilitate the implementation of various short-term community initiatives to increase the supply of transitional housing;
- (e) The Administration had all along explored and put in place different measures in housing, social welfare, community support services to appropriately assist low-income households. Eligible public rental housing ("PRH") applicants might seek earlier allocation of PRH units under the Express Flat Allocation Scheme or Compassionate Rehousing. Households residing in leased accommodations and receiving Comprehensive Social Security Assistance ("CSSA") were eligible for rent allowance. For CSSA households living in rented private accommodation and paying a monthly rent which exceeded the maximum rent allowance under the CSSA Scheme, the Community Care Fund would provide subsidy to them to relieve their financial burden arising from the periodic increase of flat rentals. The Administration had also implemented the Working Family Allowance Scheme and the Work Incentive Transport Subsidy Scheme to assist low-income households; and
- (f) In light of the views of members and deputations at the joint meeting on 4 June 2018, including requests for measures to protect the interests of tenants living in sub-divided units ("SDUs") and other inadequate housing, THB and the Labour and Welfare Bureau ("LWB") would explore the feasibility of providing support services to such tenants through social welfare organizations.

(At 12:17 pm, the Chairman advised that he had received a motion proposed by Mr KWOK Wai-keung in respect of the agenda item, which was tabled at the meeting.)

(At 12:41 pm, the Chairman announced that the meeting be extended to 1:00 pm.)

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(At 12:57 pm, the Chairman suggested that the meeting be further extended until the completion of the discussion on the item. Members raised no objection to the suggestion.)

Reasons against tenancy/rent control

6. Mr AU Nok-hin enquired about the reason that the Administration did not take forward the suggestion by members of different political affiliations on implementing tenancy control in Hong Kong despite tenancy control was implemented overseas in different forms. Mr CHU Hoi-dick said that the Administration should introduce tenancy control, as members supported the measure. Mr LUK Chung-hung queried that the Administration had not given serious consideration to the society's request over the years for implementing tenancy control.

7. STH replied that in 2014, the Administration had conducted a detailed study on Hong Kong's past experience and overseas experience in implementing tenancy control, and had presented a paper (LC Paper No. CB(1)1709/13-14(01)) to the Panel setting out among others the effects of tenancy control adopted in overseas economies, the pros and cons of different forms of tenancy control, and the Administration's position on tenancy control. The community had discussed the subject of tenancy control time and again, and there had not been any consensus over the issue. The Administration considered that continued increase in land and housing supply remained to be the fundamental solution to the problems of surging housing prices and rent as well as the difficulties caused by inadequate housing.

8. Dr Pierre CHAN cast doubt on the validity of the reason for not implementing tenancy control cited by the Administration in LC Paper No. CB(1)1052/17-18(01) that tenancy control might result in fewer housing units being built, leading to further drop in the long-term supply of rented accommodations. Dr CHAN observed that the demand-side management measures introduced by the Administration earlier on to address the overheated property market could also cause a drop in the number of housing units being built. He opined that since the completion of the Administration's study on tenancy control in 2014, housing problems had become more acute and grassroots households had found it more difficult to afford the flat rentals. Given that there was more than one form of rent control and some rent control measures were moderate, he enquired why the Administration did not implement any form of rent control.

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Government's approach to address housing problem

9. STH replied that it was the Government's responsibilities to provide adequate public housing for households who could not afford private rental accommodation. The fundamental solution to addressing the prevailing housing problems in Hong Kong was to provide adequate housing supply. The Administration promulgated LTHS in 2014 and presented a rolling ten-year housing supply target annually, taking into account various factors, such as the net increase in number of households, the number of inadequately-housed households, etc. Based on the latest projection as at end-December 2017, the public housing supply target was 280 000 units whereas the private housing supply target was 180 000 units. As indicated in the LTHS Annual Progress Report 2017, assuming that all sites identified could be smoothly delivered on time for housing development, these sites could be used for the construction of about 237 000 public housing units, with a shortfall of 43 000 units against the public housing supply target. As announced by the Chief Executive on 29 June 2018, a total of nine private housing sites would be allocated for providing public housing, which would help narrow such shortfall. He assured members that THB would continue to liaise with the Development Bureau ("DEVB") on allocating more land sites for public housing. As regards some suggestions about implementing tenancy control on lower-end residential properties with annual rateable value below a certain level, the Administration considered that if tenancy control was imposed only on a particular market sector, there might be inadvertent spillover effects on the uncontrolled sector. If the tenancy control measure targeted at specific classes of premises instead of particular groups of households, it might also fail to address the housing needs of the grassroots. Besides, a prospective tenant might find it difficult to secure a tenancy through the open market, and could only obtain information through indirect means, which would not be easily accessible by the socially disadvantaged.

Need for reviewing the stance on tenancy control

10. Mr LUK Chung-hung opined that there was a cause-effect relationship between flat prices and rentals, and increase in flat rentals would stimulate speculative investment in residential properties, which would help push up property prices. As housing served as a basic necessity and it would take time to increase land supply in order to avert the demand-supply imbalance in housing, the Administration should introduce appropriate regulatory measures, such as measures to control rent increases. He enquired whether the Administration would conduct afresh a serious study on tenancy control in a timely manner to facilitate the community's discussion on the subject.

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Mr Wilson OR enquired whether the Administration would consider launching a public engagement exercise to engage the public to discuss the subject of tenancy control.

Supply of land for housing

11. STH replied that from 1985 to 2000, the new land formed by reclamation was about 3 000 hectares, and from 2000 to 2015, it was down to 690. As there was a direct relationship between housing supply and land supply, the average annual housing completions (both public and private) between 2007 and 2016 amounted to 25 700 units, i.e. about 34 000 units fewer than the corresponding figure of 59 800 units for the period from 1997 to 2006, hence resulting in severe shortage of housing supply. The Administration attached great importance to the work of the Task Force on Land Supply, and hoped that members of the public would give their views on the 18 land supply options identified by the Task Force. In considering the suggestion to implement tenancy control, the Administration had to take into account a whole range of factors, including the impact of the tenancy control measure on the residents of different types of housing units and the property market.

12. Dr CHENG Chung-tai opined that STH should make clear whether the Administration would change the public-private split for new housing supply from 60:40 to 70:30 to demonstrate its commitment to address the public housing need of Hong Kong people. In response, STH advised that if there was sufficient housing land supply in future, the Administration might consider adjusting the public-private split, taking into account relevant factors.

Vacancy rate

13. Mr AU Nok-hin enquired about the Administration's response to deputations' view that the flat vacancy rate had started to increase since the abolition of rent control in 1998. STH replied that although the vacancy rate of flats in Hong Kong was currently 3.7%, which was the lowest over the past years, the Chief Executive announced on 29 June 2018 the introduction of "Special Rates" on vacant first-hand private residential unit to expedite the supply of such units.

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Rent subsidy

14. Mr Wilson OR enquired whether the Administration would consider providing rent allowance to grassroots tenants residing in SDUs, cubicle apartments and rooftop structures on the PRH waiting list who had been waiting for PRH for more than three years and had not been provided the first flat offer. STH replied that after the joint meeting on 4 June 2018, he had discussed with the Secretary for Labour and Welfare the deputations' concern about the difficulties facing the inadequately-housed households. THB and LWB would explore the feasibility of providing support services to these households through social welfare organizations.

15. In view that rent subsidy might push up rents, Dr CHENG Chung-tai opined that the Administration should also implement tenancy/rent control and vacancy tax simultaneously, and the vacancy tax should be charged not only on vacant first-hand flats but also vacant second-hand residential properties.

Measures to address difficulties faced by grassroots tenants

16. Dr Fernando CHEUNG expressed disappointment at the Administration's lack of short or medium-term solutions to the problem of rising private flat rentals over the past few years. Mr KWOK Wai-keung opined that since the abolition of rent control and security of tenure in 1998 and 2004 respectively, the rent per square foot of SDUs had been increasing, and the problem of absence of written/stamped tenancy agreements between landlords and SDU tenants and landlords' practice of overcharging SDU tenants for use of water and electricity had become increasingly common. Given the present shortage in housing supply, tenants were obviously inferior to their landlords in terms of bargaining power in prices setting. Mr KWOK considered that the Administration should put in place effective measures to protect interests of grassroots tenants as suggested in his motion. These measures included tenancy control, vacancy tax, rent subsidy to eligible PRH applicants who had been waiting for three years or more and had not been provided the first flat offer, and protection for tenants against landlords' overcharging for water and electricity.

17. STH acknowledged Mr KWOK Wai-keung's concern that SDU tenants might not have a lot of bargaining power when negotiating the lease agreements with the landlords. For the charging of electricity in SDUs, STH said that the power companies had undertaken to install individual meters for households living in SDUs should circumstances permit, and provide

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financial assistance of \$500 to eligible SDU tenants to alleviate their electricity expenses. There were currently certain short or medium-term measures in place to assist needy households in the midst of inadequate housing supply, including rent allowance under CSSA, subsidy provided by the Community Care Fund to CSSA households living in rented private housing and paying a monthly rent which exceeded the maximum rent allowance under CSSA, cash assistance provided to low-income households under the Working Family Allowance Scheme and the Work Incentive Transport Subsidy Scheme, etc. To help families with housing needs, the Administration would continue to facilitate the Hong Kong Housing Society ("HS") in allowing the owners of its subsidized sale flats with premium unpaid to sublet part of their flats on a pilot basis, and had been facilitating initiatives of non-governmental organizations to provide transitional housing to needy households at a rent level not exceeding 25% of the income of the household concerned.

Community housing

18. In response to Dr Fernando CHEUNG's enquiry about the number of households that could be benefited by the measures mentioned by STH, STH advised that the Administration and relevant community organizations had launched the initiative of providing community housing around September 2017, and the target of the initiative was to provide housing to 500 households. For the initiative to allow owners of subsidized sale flats under HS with premium unpaid to sublet part of their flats, more than 10 000 housing units would be eligible. The Administration would also set up a task force to assist non-governmental organizations to take forward projects at vacant government sites/premises to provide transitional housing. Dr CHEUNG remarked that the number of households benefited from these measures was limited in view of the large number of households currently residing in private rental accommodations.

19. Mr LUK Chung-hung and the Chairman enquired whether there were obstacles within the Government for introducing effective measures to address the housing difficulties faced by SDU tenants. STH replied in the negative. He advised that the current-term Government had been working hard to address the housing need of grassroots households, and the heads of the three relevant bureaux including THB, LWB and DEVB had participated directly in the relevant work. The Chief Executive all along paid due regard to the grassroots' needs.

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Use of vacant government sites/premises by non-governmental organizations

20. In view that the Administration had set aside \$1 billion to subsidize the costs of works of the projects undertaken by non-governmental organizations to optimize the use of the vacant government sites/premises, Mr CHU Hoi-dick enquired about the target number of transitional housing units to be provided by such projects. STH replied that non-governmental organizations might propose the implementation of any types of projects at the vacant government sites/premises, including but not limited to transitional housing projects. As such projects might require planning approvals and their implementation might be subject to consultations with local communities, it was inappropriate for the Administration to provide the projects' details without the consent of the organizations concerned.

21. Mr CHU Hoi-dick enquired about the Administration's position on the suggestion that before it could produce adequate public housing to meet the demand, the Administration should use the barracks of the Hong Kong Garrison of the People's Liberation Army for a temporary period in order to provide transitional housing to meet the housing needs of SDU tenants who were waiting for PRH. STH replied that the Administration would continue to support as far as practicable any non-governmental organizations' proposals for providing transitional housing.

Motion

22. At 12:57 pm, the Chairman said that the motion proposed by Mr KWOK Wai-keung could not be dealt with at the joint meeting as there was a lack of quorum.

III. Any other business

23. There being no other business, the meeting ended at 1:08 pm.

Appendix

Panel on Housing and Panel on Welfare Services

Joint meeting on Friday, 6 July 2018, at 10:45 am
in Conference Room 1 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>Agenda item II</u>		
1.	Mr CHIU Kwok-wai Executive Director Federation of Public Housing Estates	<ul style="list-style-type: none">● Presentation of views as set out in LC Paper No. CB(1)1052/17-18(03) (Chinese version only).
2.	陳照妹女士 街坊代表 觀塘無奈苦等公屋街坊 會	<ul style="list-style-type: none">● The Administration should pay heed to the difficulties and pressures faced by low-income households.● The Administration should produce more public housing units for low-income households to improve their living environment.
3.	蕭煒先生	<ul style="list-style-type: none">● The Administration should implement tenancy/rent control and provide rent subsidy to grassroots households waiting for allocation of public rental housing ("PRH").● The rent allowance provided under the Comprehensive Social Security Assistance ("CSSA") was not sufficient for needy households to pay the rent.
4.	Mr NG Kwan-lim Member 葵涌劏房住客聯盟	<ul style="list-style-type: none">● The Administration had yet to work out measures to deal with the increasing number of sub-divided units ("SDUs") and lengthening of the PRH waiting time.● The Administration should implement tenancy control, provide rent subsidy and introduce vacancy tax on second-hand residential units simultaneously.

No.	Name of deputation/individual	Submission / Major views and concerns
5.	王馥雅小姐 Member 葵涌街坊民議組	<ul style="list-style-type: none"> ● The Administration should explain why it insisted on not introducing tenancy control and did not conduct afresh a study on the matter. ● The Administration should introduce tenancy control measures, including rent control and security of tenure.
6.	洪一蘭小姐 Member 葵涌工廈劏房戶關注組	<ul style="list-style-type: none"> ● The number of grassroots families which could not afford the rent of SDUs in residential buildings and had to move to live in industrial buildings had been increasing, and they were facing increasing rent charged by owners of these industrial buildings. ● The Administration should put in place tenancy control measures to protect grassroots families and provide standard tenancy agreements to ensure fairness between tenants and landlords.
7.	陳愷澄小姐 Member 葵涌劏房居民大聯盟	<ul style="list-style-type: none"> ● As it took time to increase public housing, the Administration should work out short-term measures to address the imminent housing difficulties faced by SDU tenants. ● The rent allowance provided to needy households under CSSA and the subsidy provided by the Community Care Fund were not sufficient for them to pay the rent.
8.	潘卓懿小姐 Member 葵涌劏房民議組	<ul style="list-style-type: none"> ● The increasing number of SDUs reflected the Administration's failure to achieve its policy objective of providing public housing to households which could not afford private rental accommodation. ● The Administration should explain how it could safeguard the right to adequate housing in Hong Kong in the absence of tenancy control.

No.	Name of deputation/individual	Submission / Major views and concerns
9.	梁偉林先生 Member 葵涌陽光街坊組	<ul style="list-style-type: none"> ● The housing unit he was residing was small and in poor living conditions. ● The Administration should protect tenants from exploitation by landlords, tackle landlords' overcharging of tenants' consumption of water and electricity, and shorten the PRH waiting time.
10.	廖耀桓先生 Member 葵涌劏房戶連線	<ul style="list-style-type: none"> ● The SDU he was residing was in poor living conditions, and the landlord was reluctant to communicate with tenants regarding the maintenance problems inside the unit. ● SDU tenants were subject to frequent rent increases, and the Administration should implement rent control.
11.	譚潔螢小姐 Member 葵涌天台屋居民交流小組	<ul style="list-style-type: none"> ● The validity of the Administration's advice that tenancy control would reduce supply of rented accommodations and discourage landlords to invest in repairs and maintenance of the rented accommodations was doubtful, given that such problems had already existed in Hong Kong in the absence of tenancy control. ● The overseas experience that tenancy control reduced the supply of rented accommodations might not be relevant to Hong Kong given the uniqueness of the property market in Hong Kong.
12.	Mr CHAN Chun-chung Deputy spokesperson on Housing Democratic Alliance for the Betterment and Progress of Hong Kong	<ul style="list-style-type: none"> ● The Administration should provide monthly rent allowance to households on the PRH waiting list which had been waiting for more than three years and had not been provided the first flat offer, provide temporary urban sites for non-governmental organizations to provide transitional housing, and allow owners of Home Ownership Scheme units with premium unpaid to rent out their flats.

No.	Name of deputation/individual	Submission / Major views and concerns
		<ul style="list-style-type: none"> ● The Administration should be careful in considering whether to introduce tenancy control.
13.	Mr WHY	<ul style="list-style-type: none"> ● The Administration should reinstate tenancy control to address problems faced by grassroots tenants, such as unreasonable rent increases, absence of stamped tenancy agreements, etc.
14.	Mr Keith WONG Chief Officer (Social Development), Policy Research and Advocacy The Hong Kong Council of Social Service	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1052/17-18(04) (Chinese version only).
15.	Mr SIU Leung-chiu Member Tsuen Wan Old District Tenants Action	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1218/17-18(08) (Chinese version only).
16.	Mr HO Kai-ming Vice-Chairman Hong Kong Association for Democracy and People's Livelihood	<ul style="list-style-type: none"> ● In the absence of tenancy control, SDU tenants were subject to frequent rent increases and evictions by landlords. ● Implementation of tenancy control to limit rent increases would help stabilize flat prices, relieve inflation and ensure equality between tenants and landlords in terms of bargaining power.
17.	蔡偉祥先生 發言人 5年未上樓爭取租金津貼及租務管制關住組	<ul style="list-style-type: none"> ● PRH applicants were suffering from frequent rent increases of the SDUs they were living, landlords' overcharging for water and electricity consumption, and short notice period for terminating tenancies. ● The Administration should put in place measures to ensure security of tenure, and provide rent subsidy to PRH applicants who had been waiting for more than three years and had not been provided the first flat offer.

No.	Name of deputation/individual	Submission / Major views and concerns
18.	李美美女士 發言人 西區被迫遷租客大會	<ul style="list-style-type: none">● The Administration should take measures to address the problems faced by grassroots tenants, including frequent and unreasonable rent increases, landlords' overcharging for water and electricity consumption, short notice period for terminating tenancies, inequality between tenants and landlords in terms of bargaining power, etc.● The Administration should amend the Landlord and Tenant (Consolidation) Ordinance (Cap. 7).
19.	鍾達興先生	<ul style="list-style-type: none">● Long PRH waiting time, high number of inadequately-housed households, rapid upsurge in flat prices and rentals reflected that the Administration had paid no regard to the difficulties of grassroots.● Members of the public should have the right to housing which was a basic necessity, and the Administration should introduce tenancy control.
20.	賴麗麗女士	<ul style="list-style-type: none">● Households waiting for PRH had to continue living in SDUs and they were facing the problems of landlords' overcharging for water and electricity consumption, high flat rent, etc.● The Administration should implement tenancy control and address the problem of long PRH waiting time.
21.	陳文燕女士 代表 東區婦女房屋關注組	<ul style="list-style-type: none">● Presentation of views as set out in LC Paper No. CB(1)1218/17-18(01) (Chinese version only).
22.	林彩群女士 代表 深水埗 N 無人士房屋 關注組	<ul style="list-style-type: none">● Presentation of views as set out in LC Paper No. CB(1)1218/17-18(02) (Chinese version only).

No.	Name of deputation/individual	Submission / Major views and concerns
23.	朱錦華小姐 社區主任 The Federation of Hong Kong and Kowloon Labour Unions	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1247/17-18(01) (Chinese version only).
24.	李庭豐先生	<ul style="list-style-type: none"> ● The Administration should reinstate tenancy control. ● The validity of the Administration's advice about the adverse consequences of implementing tenancy control was doubtful.
25.	黃志崇先生 成員 土瓜灣房屋關注組	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1052/17-18(05) (Chinese version only).
26.	許敏章先生 成員 洪水橋基層市民關注組	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1218/17-18(03) (Chinese version only).
27.	Ms CHAN Lim-kan Representative Tsing Sham Housing Concern Group	<ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)1052/17-18(06) (Chinese version only).
28.	鄧寶山先生 成員 觀塘民生自決組	<ul style="list-style-type: none"> ● Increasing housing supply was necessary, but it could not address the imminent problems faced by SDU tenants. ● The Administration should reinstate tenancy control to address high flat rentals and eviction of grassroots tenants by landlords.

(Post meeting note: A revised submission from The Federation of Hong Kong & Kowloon Labour Unions was circulated to members vide LC Paper No. CB(1)1247/17-18(01) on 10 July 2018.)

Submissions from parties not attending the meeting

No.	Name of deputation/individual	Submission
1.	舊區街坊自主促進組	LC Paper No. CB(1)1052/17-18(09) (Chinese version only)
2.	Socialist Unity Party of Hong Kong	LC Paper No. CB(1)1218/17-18(04) (Chinese version only)
3.	A member of the public	LC Paper No. CB(1)1218/17-18(05) (English version only) (Translation of an original braille submission)
4.	A member of the public	LC Paper No. CB(1)1218/17-18(06) (Chinese version only) (Translation of an original braille submission)
5.	A member of the public	LC Paper No. CB(1)1218/17-18(07) (Translation of an original braille submission)
6.	A member of the public	LC Paper No. CB(1)1293/17-18(01) (English version only) (Translation of an original braille submission)(circulated to members on 19 July 2018)