

立法會
Legislative Council

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Tel : 3919 3300

Date : 18 October 2018

From : Clerk to the Legislative Council

To : All Members of the Legislative Council

Council meeting of 31 October 2018

Motion on
“Studying the enactment of an ordinance on regulating subdivided units”

Hon Mrs Regina IP has given notice to move the attached motion on “Studying the enactment of an ordinance on regulating subdivided units” at the Council meeting of 31 October 2018. The President has directed that it be printed in the terms in which it was handed in on the Agenda of the Council.

(Dora WAI)
for Clerk to the Legislative Council

Encl.

(Translation)

Motion on
“Studying the enactment of an ordinance on regulating subdivided units”
to be moved by Hon Mrs Regina IP
at the Council meeting of 31 October 2018

Wording of the Motion

That at present, there are in Hong Kong over 150 000 families and elderly singletons waiting for public rental housing, with an average waiting time of 5.3 years, and quite a number of applicants live in units of flats subdivided into separate units (commonly known as ‘subdivided units’); according to the estimate of the Government in 2017, there were about 91 800 households living in subdivided units across the territory; the Chief Executive has undertaken in the newly released Policy Address that the Government will actively facilitate various short-term community initiatives to increase the supply of transitional housing and allow wholesale conversion of industrial buildings for transitional housing; in the light of these new initiatives, it is believed that quite a number of transitional housing units leased out in the form of subdivided units will emerge in Hong Kong, but the existing Buildings Ordinance cannot comprehensively regulate the safety of flat subdivision works; in this connection, this Council urges the Government to study the enactment of an ordinance on regulating subdivided units, the contents of which include:

- (1) by drawing reference from the Housing Act 2004 of the United Kingdom, establishing a licensing system for regulating the operation of subdivided units, and setting standards for the facilities, number of occupants and area of units, so as to ensure a comfortable and safe living environment for households;
- (2) requiring the installation of separate water and electricity meters for each subdivided unit to prevent overcharging of water and electricity tariffs by landlords; and
- (3) regulating the rate of rental increase for subdivided units to prevent the households from being heavily burdened by rental.