

房屋事務委員會

在 2020 年 6 月 1 日的會議上就議程項目 IV "劏房租務管制研究"通過的議案

本事務委員會促請"劏房"租務管制研究工作小組同時研究配合租務管制的稅務措施，例如以空置稅減低供應減少的機會，以及其他財務鼓勵措施，以紓減租務管制對業主的負面影響。

動議人：田北辰議員, BBS, JP

(Translation)

Panel on Housing

Motion passed under agenda item IV at the meeting on 1 June 2020 on "Study on tenancy control of subdivided units"

This Panel urges the Task Force for the Study on Tenancy Control of Subdivided Units to concurrently study taxation measures which complement tenancy control, such as introducing vacancy tax to minimize the chance of reduction in supply, as well as other financial incentive measures, with a view to mitigating the negative impacts of tenancy control on landlords.

Moved by : Hon Michael TIEN Puk-sun, BBS, JP

房屋事務委員會

在 2020 年 6 月 1 日的會議上就議程項目 IV "劏房租務管制研究"通過的議案

鑒於現時劏房住戶承擔沉重租金和其他不利的租務安排，政府已為劏房戶提供租金津貼，然而，在未有實施劏房租務管制下，單純提供租金津貼將會使劏房租金上升。另外，"劏房"租務管制研究工作小組("工作小組")的組成亦欠缺劏房戶代表。

故此，本人動議工作小組必須增加向劏房戶的諮詢工作，全面準確了解香港劏房戶的情況，以獲取的質性研究和量化研究數據作為制訂租管的基礎，在工作小組完成有關報告後，政府必須盡快落實劏房租務管制，以紓民困。

動議人：尹兆堅議員

(Translation)

Panel on Housing

Motion passed under agenda item IV at the meeting on 1 June 2020 on "Study on tenancy control of subdivided units"

At present, as subdivided unit ("SDU") households bear hefty rents and other unfavourable tenancy arrangements, the Government has provided SDU households with rent allowances. However, without implementing tenancy control of SDUs, mere provision of rent allowances will result in soaring rents of SDUs. Separately, representatives of SDU households are not found in the composition of the Task Force for the Study on Tenancy Control of Subdivided Units ("the Task Force").

In this connection, I move that the Task Force should step up its efforts in consulting SDU households to accurately gain a comprehensive understanding of the situation of SDU households in Hong Kong, so that the qualitative and quantitative research data obtained can be used as the basis for the formulation of tenancy control measures. Following the completion of the relevant report by the Task Force, the Government must expeditiously implement tenancy control of SDUs, so as to alleviate people's hardship.

Moved by : Hon Andrew WAN Siu-kin

房屋事務委員會

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鑒於現時"劏房"租務管制研究工作小組成員欠缺基層劏房戶代表及關注基層住屋的團體代表，本事務委員會促請政府盡快安排基層代表及相關社福機構成員加入小組，協助完成研究。

動議人：邵家臻議員

(Translation)

Panel on Housing

Motion passed under agenda item IV at the meeting on 1 June 2020 on "Study on tenancy control of subdivided units"

Given that currently the Task Force for the Study on Tenancy Control of Subdivided Units does not comprise representatives of grass-roots households of subdivided units and concern groups on grass-roots housing, this Panel urges the Government to expeditiously make arrangements for grass-roots representatives and members of relevant social welfare organizations to join the Task Force, so as to assist in completion of the study.

Moved by : Hon SHIU Ka-chun

房屋事務委員會

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鑒於社會已就應否應該推行租務管制進行多次的討論，而本事務委員會亦多次要求當局重推"劏房"租務管制，故本事務委員會促請"劏房"租務管制研究工作小組集中研究推行租務管制的可行方案，而非應否就"劏房"進行租務管制。同時，本事務委員會促請小組在研究"劏房"租務管制時，一併研究如何防止業主濫收水電及雜費等，以保障基層租戶。

動議人：鄭泳舜議員, MH, JP

和議人：柯創盛議員, MH

(Translation)

Panel on Housing

Motion passed under agenda item IV at the meeting on 1 June 2020 on "Study on tenancy control of subdivided units"

Given that numerous discussions have been held in society on whether tenancy control should be implemented, and this Panel has repeatedly requested the authorities to reintroduce tenancy control of subdivided units ("SDUs"), this Panel urges the Task Force for the Study on Tenancy Control of Subdivided Units to focus on examining the feasible options for implementing tenancy control, instead of whether to implement tenancy control of SDUs. Meanwhile, this Panel calls on the Task Force, when examining the issue of tenancy control of SDUs, to study in parallel ways to prevent overcharging of water and electricity tariffs and miscellaneous charges, etc. by landlords, with a view to protecting grass-roots tenants.

Moved by : Hon Vincent CHENG Wing-shun, MH, JP

Seconded by : Hon Wilson OR Chong-shing, MH