

**立法會**  
**Legislative Council**

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**Panel on Housing**

**Subcommittee to Follow Up Issues Related to Inadequate Housing and  
Relevant Housing Policies**

**Minutes of sixth meeting held on  
Tuesday, 19 November 2019, at 2:30 pm  
in Conference Room 3 of the Legislative Council Complex**

- Members present** : Hon Vincent CHENG Wing-shun, MH, JP (Chairman)  
Hon James TO Kun-sun  
Hon LEUNG Yiu-chung  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon CHAN Han-pan, BBS, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon KWOK Wai-keung, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Hon SHIU Ka-fai, JP  
Hon SHIU Ka-chun  
Hon Wilson OR Chong-shing, MH  
Hon CHEUNG Kwok-kwan, JP  
Dr Hon CHENG Chung-tai  
Hon Jeremy TAM Man-ho  
Hon CHAN Hoi-yan
- Members absent** : Hon Andrew WAN Siu-kin (Deputy Chairman)  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon CHU Hoi-dick  
Hon Tony TSE Wai-chuen, BBS

**Members attending** : Hon LAU Kwok-fan, MH  
Hon AU Nok-hin

**Public Officers attending** : Agenda item III

Transport and Housing Bureau

Dr Raymond SO, BBS, JP  
Under Secretary for Transport and Housing

Mr CHAN Nap-ming, BBS  
Project Director 1, Task Force on Transitional  
Housing

Mr Stephen WONG Wing-hung  
Project Director 2, Task Force on Transitional  
Housing

Agenda item IV

Transport and Housing Bureau

Dr Raymond SO, BBS, JP  
Under Secretary for Transport and Housing

Mrs Alice CHEUNG CHIU Hoi-yue, JP  
Deputy Secretary for Transport and Housing  
(Housing)

Miss Joyce KOK Sen-yee  
Principal Assistant Secretary (Housing)(Private  
Housing)

**Clerk in attendance** : Mr Daniel SIN  
Chief Council Secretary (1)6

**Staff in attendance** : Ms Mandy LI  
Senior Council Secretary (1)6

Mr Patrick CHOI  
Council Secretary (1)6

Miss Yolanda CHEUK  
Legislative Assistant (1)6

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Action

**I. Election of Chairman and Deputy Chairman (if required)**

Election of Chairman and Deputy Chairman

Mr Vincent CHENG Wing-shun, Chairman of the Subcommittee to Follow Up Issues Related to Inadequate Housing and Relevant Housing Policies ("the Subcommittee") in office, presided over the election of Chairman for the 2019-2020 session and invited nominations for the chairmanship.

2. Noting that its 12-month work period would end in less than one month's time on 13 December 2019, the Subcommittee agreed that it was not necessary to re-elect Chairman and Deputy Chairman for this session. Mr Vincent CHENG Wing-shun and Mr Andrew WAN Siu-kin remained the Chairman and Deputy Chairman of the Subcommittee respectively.

**II. Information paper issued since last meeting**

(LC Paper No. CB(1)99/19-20(01) -- Letter dated 28 October 2019 from Hon SHIU Ka-chun requesting the Subcommittee to discuss the outstanding issues related to transitional housing)

3. Members noted that the above information paper was issued on 31 October 2019.

**III. Measures to facilitate implementation of transitional housing projects by community organizations**

(LC Paper No. CB(1)139/19-20(01) -- Paper provided by the Administration)

Discussion

4. The Subcommittee deliberated (index of proceedings in the **Appendix**).

5. The Chairman invited members to express their views on the remaining issues that had not been covered in the earlier meetings. He added that a public hearing session had been scheduled for the next meeting.

6. The Chairman declared his affiliation as one of the non-executive directors (non-official) of the Urban Renewal Authority. Mr Wilson OR Chong-shing declared as a non-official member of the Hong Kong Housing Authority.

#### Follow-up actions

7. The Administration was requested to provide information on how it would help improve communication between departments and streamline procedures to expedite the implementation of transitional housing projects by community organizations.

*(Post-meeting note: The Administration's supplementary information was issued to members in LC Paper No. CB(1)223/19-20(02) on 4 December 2019.)*

#### **IV. Government's response to various suggestions relating to inadequate housing**

(LC Paper No. CB(1)139/19-20(01) -- Paper provided by the Administration)

#### Discussion

8. The Subcommittee deliberated (index of proceedings in the **Appendix**).

#### **V. Any other business**

9. There being no other business, the meeting ended at 4:16 pm.

Council Business Division 1  
Legislative Council Secretariat  
11 March 2020

## Panel on Housing

## Subcommittee to Follow Up Issues Related to Inadequate Housing and Relevant Housing Policies

Proceedings of sixth meeting held on  
Tuesday, 19 November 2019, at 2:30 pm  
in Conference Room 3 of the Legislative Council Complex

Time marker	Speaker	Subject(s)	Action required
<b>Agenda item I — Election of Chairman and Deputy Chairman (if required)</b>			
000541 – 000640	Chairman	Election of Chairman and Deputy Chairman	
<b>Agenda item II — Information paper issued since last meeting</b>			
000641 – 000650	Chairman	Hon SHIU Ka-chun's letter dated 28 October 2019 requesting the Subcommittee to discuss the outstanding issues related to transitional housing	
<b>Agenda item III — Measures to facilitate implementation of transitional housing projects by community organizations</b>			
000651 – 001322	Chairman Administration	Briefing by the Administration	
001323 – 001857	Chairman Mr SHIU Ka-chun Administration	<p>Mr SHIU Ka-chun noted that the Task Force on Transitional Housing ("the Task Force") under Transport and Housing Bureau estimated earlier that only about 6 000 transitional housing units would be completed within the next three years. He asked how the Administration would achieve its latest supply target of 10 000 transitional housing units within this time frame.</p> <p>The Administration replied that it was confident that the supply target could be met, as suitable sites had been identified in idle government/private land, and a number of transitional housing projects were in initial feasibility study stage.</p> <p>Mr SHIU Ka-chun queried the number of industrial buildings ("IBs") that had been converted into transitional housing since the announcement of the 2018 Policy Address. The Administration informed members that no IBs had been converted into transitional housing owing to technical difficulties.</p> <p>Mr SHIU Ka-chun asked whether the</p>	

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		<p>Administration would standardize the rent levels, tenure of tenancies and the floor areas of transitional housing provided by different non-governmental organizations ("NGOs"), and whether it would reserve some of the available transitional housing units for the elderly and people with disabilities.</p> <p>The Administration considered it impractical to standardize rent levels, floor area and tenure of all transitional housing units, as that would reduce NGOs' flexibility in serving their targeted beneficiaries. The Administration would instead vet and monitor the rent levels of transitional housing projects under the upcoming Funding Scheme to Support Transitional Housing Projects by NGOs ("the Funding Scheme") to ensure that it was more affordable than the prevailing market rent. As regards setting quotas for people with special needs, the Administration explained that NGOs usually had certain flexibility in deciding the admission criteria for the transitional housing units of their projects, taking into account their missions and foci of service.</p> <p>Mr SHIU Ka-chun noted that a public rental housing ("PRH") applicant might have to wait as long as seven years to be allocated a unit, but his or her tenancy of transitional housing usually lasted between two and three years only. Mr SHIU asked what assistance would be provided to transitional housing residents between the expiry of their transitional housing tenancy and the time when they were allocated a PRH unit.</p> <p>The Administration said that some NGOs might offer certain support services for residents moving out of transitional housing units.</p>	
001858 – 002405	Chairman Mr LEUNG Che-cheung Administration	Mr LEUNG Che-cheung suggested that the task of allocating transitional housing units could be given to the Hong Kong Housing Authority ("HA") or the Hong Kong Housing Society; and those on the waiting list of PRH should be given preference in the allocation of transitional housing. Mr LEUNG also said that transitional housing might not have to be developed by NGOs. He asked whether the Administration would draw reference from a transitional housing project in Kong Ha Wai where a private company would	

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		<p>develop a transitional housing project before inviting a NGO to operate and manage it.</p> <p>The Administration explained that the project in question would be developed on a piece of private land in Kong Ha Wai and around a heritage mansion which was to be revitalized for use as a communal focal point by the developer. The developer had offered to lease the site at nominal rent to a NGO for an initial period of at least seven years. The NGO would develop and run a transitional housing project there whilst providing community services to the residents. The Administration explained that operating transitional housing projects by NGOs had the additional merits of having community services provided by NGOs, which would not be available in public housing estates.</p>	
002406 – 002946	Chairman Dr Fernando CHEUNG Chiu-hung Administration	<p>Dr Fernando CHEUNG Chiu-hung noted that there was so far no successful case of wholesale conversion of IB to transitional housing. Dr CHEUNG queried what the problems were, and how the Administration would tackle them.</p> <p>The Administration explained that it was necessary to convert the whole building from industrial use but not just part of it. The ownership of the property would have to be sorted out in the first instance. Besides, IBs were not designed for residential purpose. Modification of the structure and essential building service provisions would be necessary to meet the safety and statutory requirements, and the cost would likely be high. Owners might focus mainly on the redevelopment value and the financial return from rental income following the conversion. The Administration would need to consider whether such ventures should be supported as it might not be worthwhile.</p> <p>The Administration further explained that the Task Force had been working with other departments to tackle some major policy and regulatory issues, and had introduced measures to encourage the conversion of IBs for provision of transitional housing, such as the exemption from payment of waiver fees for the specific use of transitional housing for proposals supported by the Task Force.</p>	

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002947 – 003623	Chairman Mr LEUNG Yiu-chung Administration	<p>Mr LEUNG Yiu-chung commented that the Administration should assume a more active role in the provision of transitional housing. He said that the Administration should consider using some of the land designated for permanent housing development for transitional housing purposes, as the Administration would be able to make full use of the plot ratio of the sites. He also suggested that the Administration should participate in the management of transitional housing.</p> <p>The Administration responded that it had been playing a facilitating role in the provision of transitional housing. The Administration was ready to consider measures that would maximize the floor areas in a development.</p> <p>Mr LEUNG Yiu-chung said that some tenants of HA's flatted factories worried that they might be evicted as HA was considering converting the buildings for housing development. Mr LEUNG requested the Administration to keep in mind the operating difficulties of these tenants when developing flatted factories. The Administration said that HA, which managed the factory estates, would take into consideration the relevant factors when conducting the feasibility study of redeveloping individual factory estates for public housing use.</p> <p>Mr LEUNG Yiu-chung said that divorced families that had housing needs might temporarily be accommodated in interim housing units. Whereas the numbers of divorce cases and family disputes were on the rise, the supply of interim housing was declining. Mr LEUNG said that the impending demolition of Shek Lei interim housing blocks would exacerbate the shortage in interim housing. Mr LEUNG commented that while promoting transitional housing, the Administration should also address the needs of the people in family disputes for interim housing.</p> <p>The Administration responded that Mr LEUNG's comments illustrated the merits of NGOs running transitional housing projects because they had the flexibility and capacity to address the special needs of people in the community, such as people in family disputes or divorce cases.</p>	



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003624 – 004432	Chairman Ms CHAN Hoi-yan Administration	<p>Ms CHAN Hoi-yan was of the view that the responsibility of building transitional housing should not be vested in NGOs or charitable organizations. She noted that the Hong Kong Council of Social Service ("HKCSS") was charged with managing a majority of the newly constructed transitional housing projects, despite having no proven track records in building construction or management. Ms Chan queried why other NGOs, such as Lok Sin Tong which had successfully converted a campus into transitional housing units, should not be entrusted with such projects instead.</p> <p>The Administration said that HKCSS had achieved substantial progress in the delivery of transitional housing projects. Its project at Nam Cheong Street was under good progress. The first few modular integrated construction ("MiC") housing units were expected to be installed on site next month. As one of the organizations which initiated the community housing movement, it was natural for HKCSS to play a greater role in the early transitional housing projects. However, more new projects involving other NGOs were already in the pipeline.</p> <p>Ms CHAN Hoi-yan further questioned whether HA, at a low tide of PRH production due to a lack of appropriate lands, could spare its manpower to take up the construction of transitional housing instead. The Administration explained that HA was facing manpower shortage and could only focus on the construction of public housing.</p>	
004433 – 005043	Chairman Administration	<p>The Chairman acknowledged the Administration's effort to facilitate the provision of transitional housing, and held the view that the public would like the policy to be implemented expediently and at a reasonable cost.</p> <p>The Chairman suggested that in order to expedite the provision of transitional housing, HA should shoulder a greater responsibility in the planning and construction process. He commented that HA should have developed protocols which enabled it to construct housing blocks more efficiently than the Urban Renewal Authority or NGOs. The Chairman commented that while NGOs had been running some pilot projects, HA might consider assuming a more significant role in the long-term</p>	

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		<p>development of transitional housing.</p> <p>The Administration said it had assumed the role of an active facilitator to assist NGOs in the provision of transitional housing. By providing NGOs with technical support as well as funding for obtaining consultancy services through the Funding Scheme, the Administration hoped to strengthen NGOs' financial and technical capability during different stages of a transitional housing project, so that they might focus their efforts in the provision of social services.</p> <p>The Chairman further suggested exempting transitional housing projects from those building regulations which might be unnecessary for structures with a relatively short lifespan. This measure would also be instrumental in keeping the construction costs of transitional housing at a reasonable level.</p> <p>The Administration stressed that in view of the temporary nature of transitional housing, the funding for each transitional housing unit should generally be below the cost of a permanent PRH unit. Besides, transitional housing units built using MiC method could be reused to maximize their cost-effectiveness.</p> <p>The Chairman noted that an Assessment Committee would be appointed to assist the Administration in vetting applications under the Funding Scheme and overseeing their implementation. The Chairman queried about the role of the Committee, and whether it would prescribe any guiding principles to govern NGOs' allocation of transitional housing units. The Chairman commented that a balance should be struck between allowing NGOs the flexibility to decide their target beneficiaries and maintaining a largely consistent and fair allocation mechanism for precious housing resources.</p> <p>The Administration responded that NGOs would be advised to provide transitional housing to inadequately housed households ("IHHs") who had waited for allocation of PRHs for three years or more. Yet, NGOs would also be given some flexibility in the allocation of the housing units, so that they could assist people who were in urgent</p>	

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		housing needs but were not waiting for public housing.	
005044 – 005617	Chairman Mr SHIU Ka-chun Administration	<p>Mr SHIU Ka-chun queried what the administrative procedures were for approving the use of a piece of idle land for provision of transitional housing, the time required for granting such approval, and whether the Administration could streamline the relevant administrative procedures. Mr SHIU also asked whether assessments of traffic capacity and social service provision had been undertaken for Project H in Kong Ha Wai.</p> <p>The Administration said that the initial vetting of transitional housing proposals on idle lands usually took three to six months. The Task Force would accompany NGOs and their professional consultants to meet with relevant government departments with a view to resolving outstanding issues and obtaining relevant approvals as soon as possible.</p> <p>As regards the transitional housing project in Kong Ha Wai, traffic impact assessment would be conducted when the relevant proposal was being considered. Community facilities would also be provided for the residents.</p>	
005618 – 010054	Chairman Mr LAU Kwok-fan Administration	<p>Mr LAU Kwok-fan suggested that a centralized coordination platform should be set up to handle applications for transitional housing projects, so as to bring convenience to the applicants as well as to prevent any applicant from being allocated more than one transitional housing unit at the same time. The Administration said that it would consider the feasibility of such system and the views expressed by the Subcommittee later.</p> <p>Mr LAU Kwok-fan asked whether PRH applicants would automatically be included in the queue for transitional housing. The Administration said that while the policy intent of transitional housing was to assist those IHHs who had waited for PRHs for three years or more, the Administration considered it important to allow NGOs the flexibility to allocate units in transitional housing projects in accordance with their own mission and vision. To this end, PRH applicants would not be automatically added to the queues for transitional housing projects.</p>	

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010055 – 010708	Chairman Mr Wilson OR Chong-shing Administration	<p>Mr Wilson OR Chong-shing was concerned whether the Administration could realize its supply target of 10 000 transitional housing units within the next three years. Mr OR asked if the Administration had any concrete measures to achieve the said supply target.</p> <p>The Administration replied that subject to the funding proposal being approved by the Finance Committee, adequate funding and lands would be available for the provision of the 10 000 transitional housing units.</p> <p>Mr Wilson OR Chong-shing requested the Administration to expedite NGOs' provision of transitional housing by eliminating unnecessary inter-departmental administrative procedures. The Administration responded that the Task Force would liaise with different departments to review the situation from the policy perspective and facilitate the application process and resolve obstacles. NGOs were invited to approach the Task Force for necessary assistance. Upon Mr OR's request, the Administration undertook to provide the requested information in writing.</p> <p>Mr Wilson OR Chong-shing also requested the Housing Department to take up a role in the provision of transitional housing like the Hong Kong Housing Society and the Urban Renewal Authority. The Administration noted and would convey Mr OR's views to the Department.</p>	
<b>Agenda item IV — Government's response to various suggestions relating to inadequate housing</b>			
010709 – 010824	Chairman	Opening remarks	
010825 – 011306	Chairman Administration	Briefing by the Administration	
011307 – 011813	Chairman Mr Wilson OR Chong-shing Administration	<p>Mr Wilson OR Chong-shing requested the Administration to expedite disseminating the One-off Living Subsidy and resuming lands by the Lands Resumption Ordinance (Cap. 124). Mr OR questioned why tenancy control could not be implemented in tandem with the provision of cash subsidy, for subdivided units ("SDUs") in particular. He requested the Administration to substantiate the drawbacks of tenancy control it had claimed.</p>	

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		<p>The Administration said that tenancy control was a highly controversial issue and there was no consensus in the community yet over the issue. As mentioned in the Long Term Housing Strategy published in 2014, both local and overseas empirical findings suggested that tenancy control often led to unintended consequences. As such, introducing tenancy control might not be in the interest of IHHs or the general public and might be counterproductive.</p> <p>The Administration added that whether implementing the cash allowance scheme would push up rents depended on the eligibility criteria for receiving the cash allowance, mode and arrangements in disbursing the allowance, etc. No simple conclusion could be drawn for the time being. The Administration considered it more prudent and appropriate to deliberate on the matter of tenancy control after the completion of the study on the regularization of the cash allowance scheme.</p>	
011814 – 012448	Chairman Mr SHIU Ka-chun Administration	<p>Mr SHIU Ka-chun asked whether the vacancy rate of private residential properties in Hong Kong as at end-2018 compiled by the Rating and Valuation Department ("RVD") (i.e. 4.3%) was an underestimation, as it was significantly lower than a rate he derived from the Hong Kong Annual Digest of Statistics 2017 and the 2016 Population By-census results (i.e. 13.5%). Mr SHIU also asked why the Administration could not compile the vacancy rate by counting the number of residential properties which had unusually low usage of electricity and water.</p> <p>The Administration responded that the figures from independent surveys should not be directly compared as the concerned surveys were designed to serve different objectives and their coverage and usage were different. For instance, Census and Statistic Department("C&amp;SD")'s General Household Survey only covered households with at least one "usual resident", and did not cover households with "mobile residents" only; Hong Kong people who had emigrated; and non-local people who owned or rented units in Hong Kong. On the other hand, the figure of "permanent living quarters" in C&amp;SD's Hong Kong Annual Digest of Statistics included non-residential units usually</p>	

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		<p>with people living therein, such as quarters known to be used for residential purposes in commercial and industrial buildings, quarters in hospitals and penal institutions for accommodating staff, as well as student and staff quarters in boarding schools.</p> <p>The Administration added that RVD conducted vacancy survey at the end of each year to provide a snapshot of the vacancy position of private properties. In this survey, properties which were not physically occupied or which were under decoration would be treated as vacant. The vacancy survey included a full survey of residential units completed within three calendar years at the time of survey, and a random sample covering 3% of the remaining residential units by collating the data collected from building management offices, owners and occupants, as well as the information obtained through inspection by property inspectors. The sampling method employed was statistically sound. On the contrary, the usage levels of electricity and water could only be used as indirect references. Also, the data collection process was complicated and inefficient as it would involve customer information of public utility companies.</p> <p>Mr SHIU Ka-chun asked whether the Administration would declare residents whose premises were affected by tear gas fired by the police in recent social events as IHHs, and provide any assistance for them to clean up their homes.</p> <p>The Administration replied that IHHs referred to, among others, households sharing the same unit with other households, who were facing problems such as high rents and poor living conditions.</p>	
012449 – 013039	Chairman Mr AU Nok-hin Administration	<p>Mr AU Nok-hin commented that tenancy agreements made between landlords and tenants of SDUs did not cover maintenance responsibility, delivery of vacant possession and rental deposit. Tenants were often put in a disadvantaged situation. Mr AU held the view that even if the Administration did not mandate the use of standard tenancy agreement, it should at least promote its use by administrative measures.</p> <p>The Administration said that information about tenancy agreements was readily available in the market. Landlords and tenants might refer to the</p>	

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		<p>"Notes on Signing a Tenancy Agreement" and "A Guide to Tenancy" published by the Estate Agents Authority for a better understanding of various matters to which they should pay attention when entering into tenancy agreements. Besides, RVD provided free tenancy advisory or mediatory services for landlords and tenants. As an additional information, the Faculty of Law of the University of Hong Kong had also uploaded a residential tenancy agreement template for reference by the public.</p> <p>Mr AU Nok-hin commented that there was no consensus in academia about the impact of tenancy control. He asked whether the Administration could pilot tenancy control in a specific community or a district in Hong Kong to examine in practice the effects of such a policy. The Administration reiterated that tenancy control was a highly controversial issue and overseas empirical findings suggested that tenancy control measures often led to unexpected consequences for the tenants.</p>	
013040 – 013710	Chairman Dr Fernando CHEUNG Chiu-hung Administration	<p>Dr Fernando CHEUNG Chiu-hung said that the rights of SDU tenants in certain important areas of a tenancy, such as public utility charges and notice period, were seldom protected adequately. He questioned why the Administration had expressed so much hesitation in the introduction of standard tenancy agreement, which appeared to be a reasonable measure to protect these tenants from any ambiguous and unfair tenancy clauses.</p> <p>Dr CHEUNG commented that the drawbacks of introducing standard tenancy agreements should not be exaggerated. On the other hand, a standard tenancy agreement could remove the ambiguities and uncertainties in the current arrangements or oral agreements.</p> <p>The Administration replied that while encouraging the making of a written tenancy agreement, creating tenancy agreements orally between landlords and tenants had all along been practised in Hong Kong. Changing such arrangement would require amendments to legislation such as the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) and bring about other implications. The Administration needed to consider the matter very carefully.</p>	

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
		<p>The Administration expressed reservations about the suggestion of prohibiting the endorsement of oral tenancy agreements by law, as this might have far-reaching legal implications on the validity of verbal undertakings in other occasions.</p>	
<p>013711 – 014218</p>	<p>Chairman Administration</p>	<p>The Chairman welcomed the Administration's proposal to launch two rounds of "One-off Living Subsidy" for the low-income households not living in PRH and not receiving Comprehensive Social Security Assistance. However, the Chairman expressed concerns that the subsidy intended for SDU tenants might end up being retained by the landlords, as they might raise the rent levels when supportive measures for grassroots households were announced by the Government.</p> <p>The Chairman was of the view that landlords of SDUs had been taking advantages of their tenants through unfair tenancy terms and exploitative rent levels. Landlords also tended to evade a part of the building management fees which would be proportional to their excessive use of the resources of the building. The Chairman urged the Administration to introduce measures such as tenancy control and standard tenancy agreement to regulate the practice of these landlords.</p> <p>The Administration said that to alleviate the difficulties faced by grassroots households, the Chief Executive had proposed in her 2019 Policy Address that the Community Care Fund would be invited to launch two rounds of "one-off living subsidy". However, no simple conclusion could be drawn for the time being as to whether implementing the cash allowance scheme would push up rents. The Secretary for Labour and Welfare would take lead in the study concerning the cash allowance scheme, while the Transport and Housing Bureau would actively support the conduct of the study from the housing policy perspective. The Subcommittee's views would be taken into consideration.</p>	
<p>014219 – 014924</p>	<p>Chairman Ms CHAN Hoi-yan Administration</p>	<p>Ms CHAN Hoi-yan commented that it should be feasible to re-introduce tenancy control in Hong Kong, subject to necessary modification based on the experience of the policy's implementation in Hong Kong from 1973 to 1998. Given that</p>	



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		<p>transitional housing could only benefit a fraction of the tenants of SDUs and the rent levels in Hong Kong were exceedingly high, Ms CHAN suggested that tenancy control should be re-introduced among SDUs to assist the tenants, who might be unable to benefit from the transitional housing and cash subsidy policies.</p> <p>The Administration stressed that tenancy control was a highly controversial issue and a clear consensus from the community had to be secured before considering the introduction of any form of tenancy control. Empirical findings, both local and overseas, suggested that tenancy control measures often led to unintended consequences, including those that were detrimental to tenants. For example, one of the consequences was limiting access to adequate housing by the socially disadvantaged as landlords became more selective about their tenants.</p> <p>Ms CHAN Hoi-yan said that there was cross-party support in this Subcommittee for introduction of tenancy control on SDUs. Ms CHAN urged the Administration to reconsider introducing this policy in the long run, in view of the deteriorating living conditions in SDUs in recent years. She said that the Administration only relied on study findings made five years ago when dismissing the introduction of tenancy control.</p>	
<b>Agenda item V — Any other business</b>			
014925 – 015020	Chairman Administration	End of meeting	