

## **Task Force for the Study on Tenancy Control of Subdivided Units**

### **3<sup>rd</sup> Meeting Summary**

1. The third meeting of the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) was held on 13 July 2020.
2. The representatives of the Fire Services Department and the Buildings Department briefed the members on subdivided units (SDUs) related issues, including the fire safety standards, the relevant measures to ensure the safety of the residents and the enforcement actions against unauthorized building works of SDUs.
3. The representatives of the Water Supplies Department (WSD) briefed the members on the policies, measures and challenges related to the installation of separate water meters for SDUs. The WSD launched the smart water meters programme. The advantage of smart water meter is that it does not require to identify a space in communal area for installation and can minimize the need to alter the internal water supply system. However, due to various reasons, there has been no successful case of the installation of separate smart water meter for SDU.
4. The representatives of the CLP Power Hong Kong Limited (CLP) briefed the members on the installation of separate electricity meters and equipment enhancement measures for SDUs to alleviate tenants' electricity expenses burden. CLP faced challenges on rewiring works, including technical constraints and objections from the owners' corporations and/or building management offices.
5. The representative of the Rating and Valuation Department briefed the members on the rates system of Hong Kong, especially issues related to SDUs.
6. The administrative consultant reported the site visits to SDUs conducted by the Task Force in June and the relevant observations. The Task Force had face-to-face dialogues with tenants' families of various types of SDUs in five districts in June.

7. Based on the observation from the site visits, the Task Force noted three types of issues: (1) at the legal level, tenants face the issues of tenancy agreements, tenants' rights and tenancy renewal; (2) at the living condition level, tenants face the issues of rodent infestation, hygiene, small living space and security; and (3) at the economic level, tenants face the issues of rent level, rent increases, water and electricity rates and other miscellaneous charges (e.g. agency fees, deposits). The Task Force will continue to conduct site visits to various types of SDUs and SDUs in other districts, and will conduct meetings with concerned groups in July in order to listen to the views of different stakeholders.
8. The Task Force has set up three working groups, namely the Working Group on Living Conditions, the Working Group on Economic Aspects and the Working Group on Legal Aspects. It would elevate the efficiency of the discussions and expedite the overall progress of the Task Force, and facilitate in-depth study of relevant issues related to the tenancy control of SDUs through appointment of research institutes.
9. The Task Force agreed to cancel the overseas visit to study SDUs outside Hong Kong due to the development of COVID-19.