

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

### **7<sup>th</sup> Meeting Summary**

1. The seventh meeting of the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) was held on 3 March 2021.
2. The administrative consultant reported the progress of the three thematic researches. For the fact finding and social aspects research, Policy 21 completed the survey and successfully visited 2,076 residential buildings, slightly more than the original target of 2,000 buildings. Policy 21 also completed 3,607 questionnaires and 2,696 proxy questionnaires, totaling 6,303 questionnaires. Together with the proxy questionnaires, it exceeded the target of 5,000 questionnaires. Policy 21 submitted the revised draft final report on 26 February 2021, which was being reviewed for endorsement by the Working Group on Living Conditions.
3. For the economic aspects research, Professor CHONG Tai Leung from the Department of Economics of the Chinese University of Hong Kong submitted the final report on 31 January 2021 which was endorsed by the Working Group on Economic Aspects.
4. For the legal aspects research, a team from the Faculty of Law of the University of Hong Kong (comprising Adjunct Professor Malcolm Merry, Adjunct Associate Professor Adrian But and Mr Alwin Chan) submitted the final report on 28 January 2021 which was endorsed by the Working Group on Legal Aspects.
5. The Task Force had discussed on the overall direction and preliminary recommendations at its 6<sup>th</sup> meeting. This meeting continued to discuss the recommendations in detail, including the definition of subdivided units (SDU), coverage of tenancy control, major terms and conditions to be included in a standard tenancy agreement, security of tenure and capping of rental increase on tenancy renewal, law enforcement issues and some supplementary administrative measures, such as commissioning non-government organization (NGO) to establish a SDU rental information platform to facilitate the grass-root tenants to understand the rights and obligations of landlords and tenants under the new legal provision, and to secure a more reasonable rental level. Throughout the discussion process, the Task Force noted the views and suggestions of the

Legislative Council Members expressed at the meeting of the Panel on Housing on 1 February 2021 and the meeting of the Subcommittee on Issues Relating to Transitional Housing and Subdivided Units under the Panel on Housing on 25 February 2021.

6. Based on the discussions and recommendations of the Task Force, the Secretariat has been drafting the Task Force report. The Task Force aimed to submit the report to the Government by end March.
7. The Secretariat reported on the latest views on the subject of tenancy control recently received from the general public and non-governmental organisations through various channels for reference.