

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

Chairman:

Professor William Leung Wing-cheung, SBS, JP

Members:

Ir Professor Thomas Chan Kwok-cheung

Mr Anthony Chiu Kwok-wai

Professor Fung Kwok-kin

Sr Vincent Ho Kui-yip, JP

Professor Eddie Hui Chi-man, MH

Professor Joe Leung Cho-bun, BBS, MH, JP

Professor Lui Tai-lok, JP

Ms Melissa Kaye Pang, BBS, MH, JP

Mr Shea Hing-wan

Professor Kevin Tsui Ka-kin

Mr Stephen Wong Yuen-shan

Professor Yip Ngai-ming

In attendance:

Under Secretary for Transport and Housing

Under Secretary for Development or his/her representative

Under Secretary for the Environment or his/her representative

Commissioner of Rating and Valuation or his/her representative

Government Economist or his/her representative

Task Force for the Study on Tenancy Control of Subdivided Units

1st Meeting Summary

1. The first meeting of the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) has been held on 29 April 2020 at the Central Government Offices.
2. The Task Force agreed the scope of work as follows –
 - (a) to review the Government's previous study on subdivided units in 2013 under the work of the Long Term Housing Strategy;
 - (b)
 - (i) to examine the current situation of subdivided units in HongKong;
 - (ii) to enhance understanding of tenancy control of subdivided units and related issues;
 - (iii) to review measures relating to tenancy control of subdivided units and take into account experiences both in and outside Hong Kong in reviewing and evaluating such measures;
 - (iv) to study the feasibility of and options relating to the introduction of tenancy control on subdivided units, as well as other relevant issues;
 - (v) to engage the public in informed discussion on relevant issues relating to tenancy control on subdivided units; and
 - (vi) to gauge views of different groups of stakeholders; and
 - (c) to report to the Government and advise on the situations of subdivided units in Hong Kong, including whether tenancy control of subdivided units and/or any other alternatives should be considered.

3. The Task Force discussed and outlined the work plan. The Task Force planned to convene at least eleven meetings and the work plan comprises roughly three stages. In the first stage, the Task Force will seek to comprehensively appraise the actual situation of subdivided units through on- site visits and meetings with concerned parties. In the second stage, public forums will be organised to gauge views of the community. If feasible, the Task Force may also conduct interviews and pay visits outside Hong Kong. In the third stage, analysis, synthesis and conclusion of the feasibility of and options relating to the introduction of tenancy control on subdivided units will be undertaken so as to prepare a final report for reporting to the Government.

4. At the meeting the Task Force agreed on the appointment of consultant to assist the work of the Task Force and initially proposed the commissioning of three studies in the following areas relating to tenancy control –
 - (a) fact finding and social aspects;
 - (b) economic aspects; and
 - (c) legal aspects.

Task Force for the Study on Tenancy Control of Subdivided Units

2nd Meeting Summary

1. The second meeting of the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) was held on 28 May 2020.
2. The Task Force has appointed an administrative consultant to support and assist the Secretariat in its administrative work and to execute project management for the Task Force.
3. The Task Force reviewed the Government's past studies and surveys on subdivided units (SDU), i.e. the study on SDU conducted in 2013 under the work of the Long Term Housing Strategy, the *Thematic Household Surveys on Housing Conditions of Subdivided Units in Hong Kong* carried out by the Census and Statistics Department in 2015 and 2016, and the *Thematic Report on Persons Living in Subdivided Units* compiled under the 2016 Population By-census.
4. The Task Force expressed particular concerns in the following areas, and believed that the proposed research should cover issues in this connection:
 - (a) the background of tenants in SDU and whether they are Comprehensive Social Security Assistance (CSSA) recipients;
 - (b) the ratio of the SDU rental to the tenants' aggregate household income;
 - (c) any tenancy agreements signed with the SDU tenants and whether they are stamped;
 - (d) water and electricity charges for SDU and the issue of overcharged water and electricity;
 - (e) the mobility of SDU tenants;
 - (f) the living conditions and environment of SDU in industrial buildings; and
 - (g) the developmental / production processes of SDU.

5. To the extent permitted by time and available resources, the Task Force wished to expand its study scopes as widely as possible to involve different types of inadequate housing. Decision about which type of SDU to be dealt with could be subject to separate discussion. The Task Force understood that studying SDU in industrial buildings faced considerable difficulties, and hoped that the research agent could tackle the issues and suggest on effective sampling in this regard.
6. In June, the Task Force would conduct field studies and visit SDU tenants in various districts. In July, the Task Force would arrange to meet concerned groups in order to listen to different stakeholders' views.

Task Force for the Study on Tenancy Control of Subdivided Units

3rd 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.

Task Force for the Study on Tenancy Control of Subdivided Units

4th Meeting Summary

1. The fourth meeting of the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) was held on 4 September 2020.
2. As reported by the administrative consultant, the Task Force engaged 37 concern groups via 14 online meetings held in August and had a better understanding about their areas of concerns on tenancy control of subdivided units (SDU).
3. The representative of the Buildings Department briefed members about the department's procedures in handling unauthorized works commonly found in SDU under the Buildings Ordinance, including inspections, issuance of removal orders, prosecution, enforcement of closure orders, and liaising with relevant departments to provide assistance to the affected households. The representative also shared about the challenges when conducting the department's law enforcement operations.
4. The representatives from the Water Supplies Department briefed members on the investigation procedures in handling complaints about overcharging of water rates. Due to the limits of the statutory power and the ability to investigate and search evidence, the department encountered certain difficulties in prosecution. The representatives indicated that they would consider amending the ordinance, with a view to increasing the chances of successful prosecution and achieving the resultant deterrent effect.
5. The representatives of The Hongkong Electric Company Limited briefed members about the details and effectiveness of the three subsidized programmes for SDU tenants under its "Smart Power Care Fund", namely "SDU Rewiring Subsidy Programme", "SDU Electricity Charges Relief Programme" and "Energy-efficient Appliances Subsidy Programme". The representatives further explained that SDU households would be provided with individual tariff meters free of charge under the "SDU Rewiring Subsidy Programme". However, they were facing many difficulties in taking forward the programme, for example, the rewiring work involved public areas, the worries of owners' corporations and the landlords' willingness to disclose their identities or not, etc. Therefore, the number of participants under the programme was less than expected.

6. The administrative consultant reported the progress of the three thematic researches. The Task Force had separately appointed three independent institutions to conduct researches of SDU related issues, including Policy 21 on fact finding and social aspects; Professor CHONG Tai Leung, Department of Economics of the Chinese University of Hong Kong, on economic aspects; and the team from the Faculty of Law of the University of Hong Kong (led by Professor Malcolm Merry, Mr. Alwin Chan, and Professor Adrian But) on legal aspects. All the three studies have been launched as scheduled. The sampling method and questionnaire content for the SDU survey submitted by Policy 21 were broadly agreed by the Working Group on Living Conditions (WGLC) after detailed discussion, with a wider coverage of SDU in this study, including rooftop structures, "capsule-like" apartments, bedspace apartments and cubicle apartments. The current epidemic situation might affect the programme of the survey and the WGLC would closely monitor the progress.
7. The Secretariat reported the progress of public forum preparation works and some special arrangements as a result of the current epidemic situation. The Secretariat also informed members about the impending visit to some non-ethnic Chinese SDU households in Sham Shui Po district and the arrangement of the next visit to SDU households living in industrial buildings.

Task Force for the Study on Tenancy Control of Subdivided Units

5th Meeting Summary

1. The fifth meeting of the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) was held on 17 November 2020.
2. The representatives of Habitat for Humanity Hong Kong briefed members about the tenancy control options and respective principles of different countries (including Belgium, Poland, India, Chile, the Philippines, the United States of America (USA) and South Africa). The representatives reiterated that each option had its own challenges due to individual local situations, and reflected that there were different successful tenancy control models in individual jurisdictions, and the shared cases might not be applicable directly to the subdivided units (SDUs) in Hong Kong.
3. The Task Force held two public forums on 3 October (Saturday) and 1 November 2020 (Sunday) to listen to the public concerns and opinions on the tenancy control of SDUs. The administrative consultant presented a summary report about the forums. After conducting the two public forums, the Task Force had a better understanding about the topics and key areas of public concerns.
4. The administrative consultant reported the progress of the three thematic researches. For the research on fact finding and social aspects, Policy 21 submitted the pilot report and the interim report on 25 September and 22 October 2020 respectively. It was scheduled to submit the preliminary report in December 2020 and the draft final report by late January 2021. For the research on economic aspects, Professor CHONG Tai Leung of the Department of Economics of the Chinese University of Hong Kong submitted the interim report on 5 October and would submit the draft final report in late November 2020. The team from the Faculty of Law of the University of Hong Kong submitted the interim report of the legal aspects research on 16 October 2020 and planned to submit the draft final report in December 2020.

5. The economic aspects research provided analysis from an academic perspective, comparing the tenancy control experience of different countries and taking into consideration the unique background and characteristics of Hong Kong. It provided some objective recommendations for the Task Force's consideration. The legal aspects research has been very thorough. Apart from comparing the experiences of different countries such as the United Kingdom, the USA, Australia, and Europe, it also reviewed the historical tenancy control measures of different eras in Hong Kong. The research also provided a list of short, medium and long-term recommendations. The fact finding and social aspects research was currently at the stage of conducting questionnaire surveys and interviews, and the research progress went fairly smooth. Having said that, the research also faced some challenges, such as the feasibility to gain access into the units for interviews during the pandemic. The surveys of commercial buildings and industrial buildings would also be carried out very soon.
6. The Task Force would further deliberate and analyse the findings and recommendations of the research reports, with an aim to complete its report as soon as possible and submit the recommendations to the Government for consideration.
7. The Secretariat presented a report about the motions relating to tenancy control issues passed by the concerned district councils and views of tenancy control received from the general public and non- governmental organisations through various channels for members' reference.

Task Force for the Study on Tenancy Control of Subdivided Units

6th Meeting Summary

1. The sixth meeting of the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) was held on 25 January 2021.
2. The administrative consultant reported on the progress of the three thematic researches. For the fact finding and social aspects research, the Working Group on Living Conditions has, since mid- November 2020, held two meetings to follow up and discuss issues related to the sample questionnaire for residential buildings and the survey of subdivided units (SDUs) in commercial/industrial buildings. Policy 21, the research consultant appointed by the Task Force, submitted the draft final report on 19 January 2021 which included the estimated total number of SDUs and relevant recommendations on tenancy control of SDUs. Policy 21 would submit the final report by mid-February 2021.
3. For the economic aspects research, Professor CHONG Tai Leung from the Department of Economics of the Chinese University of Hong Kong submitted the revised draft final report on 31 December 2020. The report examined the subject of tenancy control of SDUs from an economic perspective and provided some relevant recommendations for the Task Force's consideration. Upon acceptance of the relevant revisions by the Working Group on Economics Aspects, the final report would be completed by end January 2021.
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 revised draft final report on 31 December 2020, which highlighted issues requiring consideration and attention should tenancy control of SDUs be introduced in Hong Kong at this juncture. The report also provided some relevant recommendations for the Task Force's consideration. Upon acceptance of the relevant revisions by the Working Group on Legal Aspects, the final report would be completed in early February 2021.

5. Having consolidated previous discussions, reviewed reports of the three thematic researches and taken into account the relevant critical principles, the Task Force considered that the Government should implement suitable tenancy control for SDUs to safeguard the interests of grassroots tenants, whilst carefully balancing the interests between landlords and tenants. The Task Force has a relatively clear consensus that a standard tenancy agreement for SDUs should be devised, which should, inter alia, set out the rights and obligations of both the landlord and the tenant, the term and period of tenancy, rent, notice period for early termination of tenancy, as well as the arrangements concerning electricity and water charges and other miscellaneous charges, etc. The Task Force has to further discuss and deliberate on whether a certain degree of security of tenure should be offered to SDU tenants and whether some form of regulation should be enforced on the rate of rent increase on tenancy renewal, etc.
6. The Task Force's study has mainly focused on the subject of tenancy control for SDUs. As regards the building and fire safety as well as the environmental and hygiene problems pertaining to SDUs, the relevant Government departments would continue to enforce existing laws and regulations governing various aspects of SDUs as appropriate. Furthermore, the Task Force has considered that some SDU tenants may be exploited due to inadequate rental market information, and recommended to enhance the availability of information relating to rental of SDUs, so as to help grassroots tenants acquire a better knowledge of the respective rights and obligations of the landlord and the tenant, and secure a more reasonable rent level.
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 members' reference.

Task Force for the Study on Tenancy Control of Subdivided Units

7th 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 6th 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.

Task Force for the Study on Tenancy Control of Subdivided Units

8th Meeting Summary

1. The eighth meeting of the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) was held on 24 March 2021.
2. The administrative consultant reported that the final reports of the three thematic researches had been endorsed by the Working Group on Living Conditions, the Working Group on Economic Aspects, and the Working Group on Legal Aspects respectively.
3. Based on the previous discussions and recommendations of the Task Force, the Secretariat prepared a draft report. The draft report was deliberated at the meeting. The Task Force believed that the recommended measures on tenancy control, if adopted, would provide necessary protection for tenants of subdivided units. The Secretariat would, based on the suggestions of the Task Force, revise the draft report for Task Force's consideration, with a view to submitting the report to the Government by end March.
4. The Secretariat reported to the Task Force about the views on the subject of tenancy control recently received from the general public and non-governmental organisations through various channels for reference.

Summary of Site Visits to Subdivided Units (SDUs)

Key Data of Tenants and Units

(June – November 2020)

#	Type of Building / SDU	No. of SDUs	Household Size	Length of Stay	Floor Area	Independent Toilet	Independent Kitchen	Tenancy Agreement	Stamp Duty	Rental (\$)	Proportion of Rent out of Family Income	Electricity Fee per Month / Electricity Rate	Water Fee per Month	Waiting Time for Public Rental Housing
1	Ground Floor Shop	One divided into six	A family of three	6 years	<100 square feet (sf)	✓	✗	✓	✗	5,100	>50%	\$1.4	\$140	3 years
2	Ground Floor Shop	One divided into six	Singleton	1 year	>20 sf	✓	✗	✓	✗	3,000	-	Flat rate \$200 per month	-	Unsuccessful application
3	Podium of residential building	One floor with 13 units	A family of three	7 years	>50 sf	Shared toilet	✗	✓	✗	2,500	-	\$ 1.5	\$240	7 years
4	Residential building	One divided into three	A family of four	7 years	>60 sf	✓	✗	✓	✗	3,500	-	\$1.5	\$200	6.5 years
5.1 (l)	Cubicle in tenement block	One divided into seven	A family of five	7 years	40 sf	Shared toilet	✗	✗	✗	2,400	-	No standard rate	Around \$100 per head per month	4 years
5.2 (l)	Cubicle in tenement block	One divided into seven		Several years	40 sf	Shared toilet	✗	✗	✗	2,400	-			
6	Top floor of residential building	One divided into four	Two	2 years	100 sf	✓	✗	✓	✓	6,300	>25%	Included in rental	Included in rental	Did not apply
7	Squatters in rural area	One divided into two	A family of three	4 years	>100 sf	Shared toilet	✗	✓	✗	4,800	>35%	\$1.2	\$100 – 150 per month	Not qualified to apply

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Key Data of Tenants and Units

(June – November 2020)

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8	Residential building	One divided into four	A family of three	4 years	90 sf	✓	✗	Verbal contract	✗	4,500	-	\$1.8	\$20 per unit	Gave up once, waiting for another allocation
9	Cubicle in tenement block	One divided into six	Singleton	10 years	<50 sf	✗	✗	Verbal contract	✗	about 1,000	-	Included in rental		Applying for Compassionate rehousing
10	Residential building	One divided into three	A couple	1 year	80 sf	✓	✗	✓	✓	4,500	-	\$1.5	\$40 per head per month	3.5 years
11	Tenement block	One divided into four	A family of three	3 years	100 sf	✓	✗	✓	✓	5,500	-	About \$300 per month	About \$200 per month	-
12	Tenement block	One divided into two	A family of four	8 months	170 sf	Kitchen cum toilet		✓	✗	5,800	-	Pay to CLP directly	Pay to Water Supplies Department directly	Application just made
13	Roof-top structure of tenement block	One divided into four	A family of three	10 years	>100 sf	✓	✓	✓	✗	3,800	-	\$1.8	\$100 per month	8 years
14	Top floor of tenement block	One divided into four	A family of three	2 years	>100 sf	✓	✓	✓	✗	4,300	-	\$1.6	\$16 per unit	2 years
15	Industrial building	One divided into seven	A couple	3 years	<100 sf	✗	✗	✓	-	4,200	-	\$1.25	About \$200 per month	1 year

Summary of Site Visits to Subdivided Units (SDUs)

Key Data of Tenants and Units

(June – November 2020)

#	Type of Building / SDU	No. of SDUs	Household Size	Length of Stay	Floor Area	Independent Toilet	Independent Kitchen	Tenancy Agreement	Stamp Duty	Rental (\$)	Proportion of Rent out of Family Income	Electricity Fee per Month / Electricity Rate	Water Fee per Month	Waiting Time for Public Rental Housing
16	Roof-top structure of industrial building	-	A family of five	1 year	>200 sf	✓	✓	✓	-	5,800	-	\$200 per month	-	Several years
17	Top floor of tenement block	One divided into three	A family of three	1 year	300 sf	✓	✗	✓	-	4,000	-	About \$2,000 for every two months	About \$200-\$300 per quarter	1.5 years
18	Tenement block	One divided into four	A family of three	Half year	150 sf	✓	✓	✓	-	6,500	-	Around \$120 - \$140 monthly in total		1 year
19	Tenement block	One divided into five	A family of five	10 years	160 sf	✓	✓	✗	-	5,600	-	-	-	5 years
20 (2)	Residential building	One divided into four	Two	3 years	120 sf	✓	✗	✓	-	4,000	-	\$200 per month	\$100 per head per month	Several years

Remarks:

- (1) The tenant has rented two cubicles.
- (2) The visit was arranged by CLP about installation of independent electricity meters.

「劏房」租務管制研究工作小組
於 2020 年 8 月與關注團體舉行的網上交流會

Online Meetings held by the Task Force for the Study on Tenancy Control of
Subdivided Units with Concern Groups in August 2020

出席名單 (按筆劃排序)

Attendance List

- 1 Justice Centre Hong Kong
- 2 土地正義聯盟 (Land Justice League)
- 3 工廈房屋關注組
- 4 屯門住屋關注團隊
- 5 水電無皇管關注組
- 6 水電濫收街坊關注組 (Overcharging electricity and water fee concern group)
- 7 民間監察租管聯合陣線
- 8 全港基層爭取住屋權益 (Federation of Fighting for the Housing Rights of Grassroots in Hong Kong)
- 9 全港關注劏房平台 (Platform of Concerning Subdivided Flats in Hong Kong)
- 10 旺角不適切住屋關注小組
- 11 旺角劏房關注組
- 12 明愛青少年及社區服務關注住屋權益工作小組
- 13 社區前進 (大南社區) (Community March (Tai Nan))
- 14 香港天主教正義和平委員會 (Justice and Peace Commission of the Hong Kong Catholic Diocese)
- 15 香港社區組織協會 (Society for Community Organisation)
- 16 香港社會服務聯會 (The Hong Kong Council of Social Service)
- 17 荃民蝸居急切上樓大聯盟 (Alliance of Subdivided House in TW)
- 18 荃灣舊區天台屋居民會
- 19 荃灣舊區租客行動 (Tsuen Wan Old District Tenants Action)
- 20 基督教家庭服務中心外展支援及網絡劏房住戶計劃 (Christian Family Service Centre Outreach Support Service for Networking People Living in Sub-divided Units)
- 21 基層房屋關注組
- 22 救世軍(牛潭尾社區發展計劃)
(The Salvation Army Ngau Tam Mei Community Development Project)
- 23 救世軍社區計劃
- 24 深水埗 N 無人士房屋關注組 (Sham Shui Po "N Have-nots" Housing Concern Group)
- 25 深水埗太子劏房租金津貼關注組
- 26 深水埗太子劏房租務管制關注組
- 27 單身人士房屋關注組
- 28 循道衛理觀塘社會服務處 (Kwun Tong Methodist Social Service)
- 29 葵涌劏房居民大聯盟
- 30 過渡房屋關注組
- 31 賽馬會社會創新設計院 (Jockey Club Design Institute for Social Innovation)
- 32 關注安置政策連線
- 33 關注社會房屋發展平台
- 34 關注基層住屋聯席 (Concerning Grassroots' Housing Rights Alliance)
- 35 關注綜援低收入聯盟 (Concerning CSSA & Low Income Alliance)
- 36 露宿者權益關注組

Task Force for the Study on Tenancy Control of Subdivided Units

Summary of Meetings with Concern Groups

1. The Task Force for the Study on Tenancy Control of Subdivided Units (Task Force) held 14 meetings with 36 concerned groups (CG) in August 2020. The meetings were held online in view of the social distancing requirement arising from the pandemic.
2. Through the meetings, the Task Force gained an understanding of the current subdivided units (SDU) situation in Hong Kong, and collected views from the CG which are highlighted as follows:
 - i) **Scope of SDU tenancy control:** The CG pointed out that there are numerous and a wide variety of SDU in Hong Kong. Tenants face the issues of unfair terms or absence of tenancy agreement, ambiguity of rights and responsibilities in regard to maintenance, overcharge of water and electricity fees, unreasonable eviction, etc. CG said that the scope of the tenancy control in regard to SDU type should be as broad as possible and recommended that the Government should take reference from the Community Care Fund and cover all SDU types, including suites, bed spaces, cubicle apartments and temporary structures (e.g. huts, squatters, and rooftop structures), as well as those in non-residential buildings (e.g. industrial buildings and commercial buildings). This would protect grassroots living in rooftop structures and industrial buildings.
 - ii) **Standardized tenancy agreement:** CG flagged up that the rights of the tenants are not currently safeguarded as the provisions of the tenancy agreement, if any, is not clear enough and many landlords refuse to sign tenancy agreement with tenants. To balance the interest between the tenant and the landlord, the CG recommended the Government to formulate a legally binding tenancy agreement with standardized, clearly spelt out terms including an evacuation notice of at least three months, an option to renew the existing tenancy for incumbent tenants, a stamp duty waiver for SDU tenancy agreements, etc.

- iii) **Rental control:** CG believe that the absence of tenancy control leads to a relatively lower bargaining power of SDU tenants vis-à-vis the landlord, thus their rights to adequate housing cannot be safeguarded. SDU rentals have increased significantly over the years, at rates with which the pay rises could not keep up. It is therefore necessary to implement tenancy control to regulate the frequency and rate of increase for SDU rental. It was recommended that the Government set a ceiling for the start-up rental to avoid any significant surge in rental as and when tenancy control is implemented. Some CG proposed a rental adjustment mechanism in which rentals can go up or down.
- iv) **Overcharge of water and electricity fees:** CG said that SDU tenants are often overcharged by their landlords or agents for the use of water and electricity, and tenants would not report to the authority in fear of eviction. They recommended that, apart from providing SDU tenants with water and electricity subsidies, the Government should stipulate that landlords have to install separate official water and electricity meters for each SDU to allow the tenants to pay the Water Supplies Department and electricity companies directly. Moreover, the Government should step up enforcement actions to root out the problem.
- v) **Rights and responsibilities on maintenance:** It is the CG's view that many tenants face structural safety issues even with proper rental payment to their landlords because of the ambiguous provisions of the law in regard to the repair and maintenance of the properties. They suggested the Government to consider mandating maintenance responsibilities for SDU, and only allow landlords to rent out safe units.
- vi) **Public health:** CG found tenants generally suffering from environmental hygiene problems within and outside their units and called on the Government to resolve them.
- vii) **The structure and safety of SDU:** CG opined that many SDU tenants are living in buildings with water leakage or seepage, spatter dash and loose and aging concrete. They urged the Government to pay attention to the aging problem of the buildings and the structural problems of SDU.
- viii) **Removal and rehousing arrangement:** CG said that some landlords would harass tenants with illegal tactics to repossess the units after receiving removal orders. They proposed that the Government should strengthen regulatory actions and urge landlords to strictly comply with the relevant legal requirements/procedures when getting back the properties and to notify the tenants as early as possible. CG also recommended that the Government should enact new laws and policy to safeguard the rights of tenants and rehouse those affected.

- ix) **Regulatory mechanism:** CG called on the Government to establish an independent arbitration mechanism to resolve rental disputes and balance the rights of SDU tenants and landlords as the current regulatory mechanism proves insufficient and ineffective. The independent mechanism/platform also allows gathering and updating of SDU related information so that the general public can access easily to the market information of rental SDU.

- x) **Other matters:** CG called on the Task Force to look into the special needs of non-ethnic Chinese living in SDU. They hoped that the Task Force would meet CG and SDU families again before the study report is published. They also recommended the Government to improve the living conditions of SDU through providing low- interest loan or subsidy to landlords for improvement works, or through non-governmental organizations to improve the SDU up to the standard of transitional housing.

Task Force for the Study on Tenancy Control of Subdivided Units

Public Forum Report Summary

1. The Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) held an online and a physical public forum on 3 October and 1 November 2020 respectively.
2. Due to the pandemic, the public forum on 3 October 2020 was held at online basis. During the three-hour forum, the Task Force received a total of 24 incoming calls.
3. On 1 November 2020, the physical public forum was held at the Mong Kok Community Hall. A total of 135 persons have registered for attending the forum, however, due to anti-epidemic measures with restricted seating capacity, only 110 registrations were accepted and 92 persons attended the forum on the day. There were 65 question cards received from the participants at the forum, of which 42 cards were drawn and presented by the participants in person during the forum. The views as set out in the remaining undrawn cards had been consolidated for reference of the Task Force. In addition, the Task Force received six petitions from 13 concerned groups (including joint petitions).
4. Both public forums were live-streamed at THBHK, the Facebook page of Transport and Housing Bureau. There were 133 and 67 comments received during the Facebook Live, and the number of views were over 2,700 and 2,400 times respectively (as at 16 November 2020).
5. Members of the public may also share their views with the Task Force through hotline, Whatsapp, WeChat, text messages or email. So far, a total of 19 messages were received up to 16 November 2020.
6. The views collected from the two public forums were summarized below :
 - i) **Scope of tenancy control for subdivided units** : There were views that the tenancy control for subdivided units (SDU) should include all types of inadequate housing, such as rooftop structures, cubicle apartments and SDU in industrial buildings.
 - ii) **Standardized tenancy agreement** : There were views that the Government should formulate a standard tenancy agreement, regulating the landlord and tenant to sign the agreement and pay for the relevant stamp duty. The tenancy agreement should set out the landlord's repair/maintenance responsibilities, the charging basis for electricity and water fees, a reasonable removal/eviction notification period and the provision of security of tenure for tenants.

- iii) **Rental control** : There were views that as the relationship between landlord and tenant was unequal, the bargaining power of tenants was low. The Government was suggested to restrict the initial rent and the rate of rent increase. It was also suggested to provide rental subsidy for SDU tenants and establish a transparent rental platform for information sharing.
- iv) **Overcharge of water and electricity fees** : There were views that the Government should enhance the regulatory work on the overcharging problem of water and electricity bills.
- v) **Rights and responsibilities on repair/maintenance** : There were views that the landlords should be responsible for the repair/maintenance and the removal of any unauthorized building works of the units.
- vi) **Public health** : There were views that the living conditions of SDU were very poor, where the sound insulation was low, and with no provision of separate toilets and kitchens. There were frequent hygienic issues like rodent infestation and water seepage, which were affecting tenants' physical and mental health.
- vii) **The structure and safety of SDU** : There were views that the Government should arrange professional to inspect the units to ensure the living quality and safety of the tenants, as well as to minimize the risk of electrical leakage and fire.
- viii) **Removal and rehousing arrangement** : There were views that tenants who are required to move out due to redevelopment or property acquisition should be compensated and rehoused.
- ix) **Regulatory mechanism** : There were views that the Government should establish a statutory body or a high transparency regulatory organization to regulate the rent level in the market and handle any violations. It should also impose the property vacancy tax and increase the stamp duty to offset the impact of tenancy control to the market.
- x) **Other matters** : There were views that the lack of tenants' representative in the Task Force was unfair and members with potential conflict of interest should abstain at voting stage. For those SDU tenants living in the industrial buildings, many of them were unable to provide address proof and hence they could not secure any social assistance. It was recommended that the Task Force should attend District Councils' meetings and hold additional public forums for exchange of views. In addition, it was suggested that landlords' interest should be put into consideration at the same time.

曾向「劏房」租務管制研究工作小組
提供意見的團體/立法會議員名單
**List of Stakeholder Groups / Legislative Council Member
who have provided views to the Task Force for the Study
on Tenancy Control of Subdivided Units**

(截至 2021 年 3 月 29 日)
(As at 29 March 2021)

#	日期 Date	團體/立法會議員名單 List of Stakeholder Groups / Legislative Council Member
1	29/4/2020	葵涌劏房居民大聯盟
2	29/4/2020	民間監察政府推行租管陣線
3	30/5/2020	香港社區組織協會 (Society for Community Organisation)
4	4/6/2020	深水埗區議會 (Sham Shui Po District Council)
5	12/6/2020	觀塘劏房居民關注組
6	15/6/2020	荃灣舊區租客行動
7	23/6/2020	九龍城區議會 (Kowloon City District Council)
8	23/6/2020	深水埗區議會 (Sham Shui Po District Council)
9	13/7/2020	全港關注劏房平台 (Hong Kong Subdivided Flats Concerning Platform)
10	14/7/2020	油尖旺區議會 (Yau Tsim Mong District Council)
11	14/7/2020	葵青區議會 (Kwai Tsing District Council)
12	14/8/2020	深水埗 N 無人士房屋關注組 (Sham Shui Po "N Have-nots" Housing Concern Group)
13	17/8/2020	循道衛理觀塘社會服務處觀塘基層房屋行動關注組 (Kwun Tong Methodist Social Service)
14	20/8/2020	香港天主教正義和平委員會 (Justice and Peace Commission of the Hong Kong Catholic Diocese)
15	3/9/2020	香港天主教正義和平委員會 (Justice and Peace Commission of the Hong Kong Catholic Diocese)
16	4/9/2020	音樂堂慈善基金會 (Music Zone Foundation Association)
17	4/9/2020	網絡紅人工作者協會 (KOL Workers Association)
18	4/9/2020	香港天主教正義和平委員會 (Justice and Peace Commission of the Hong Kong Catholic Diocese)
19	8/9/2020	油尖旺區議會 (Yau Tsim Mong District Council)
20	11/9/2020	全港關注劏房平台 (Hong Kong Subdivided Flats Concerning Platform)
21	11/9/2020	港九勞工社團聯會(The Federation of Hong Kong and Kowloon Labour Unions)

#	日期 Date	團體/立法會議員名單 List of Stakeholder Groups / Legislative Council Member
22	17/9/2020	黃大仙區議會 (Wong Tai Sin District Council)
23	17/9/2020	香港社區組織協會 (Society for Community Organisation)
24	22/9/2020	荃灣區議會 (Tsuen Wan District Council)
25	30/9/2020	公屋聯會 (Federation of Public Housing Estates)
26	30/9/2020	新界社團聯會 (New Territories Association of Societies)
27	30/9/2020	香港社區組織協會 (Society for Community Organisation)
28	8/10/2020	葵青區議會 (Kwai Tsing District Council)
29	23/10/2020	東九龍居民委員會 (East Kowloon District Residents' Committee)
30	1/11/2020	香港社區組織協會 (Society for Community Organisation)
31	1/11/2020	油尖區水電濫收關注組
32	1/11/2020	觀塘劏房居民關注組
33	1/11/2020	荃灣舊區租客行動
34	1/11/2020	葵涌劏房居民大聯盟
35	1/11/2020	民間監察政府推行租管陣線
36	1/11/2020	關注基層住屋聯席 (Concerning Grassroots' Housing Rights Alliance)
37	1/11/2020	全港關注劏房平台 (Hong Kong Subdivided Flats Concerning Platform)
38	1/11/2020	香港天主教正義和平委員會 (Justice and Peace Commission of the Hong Kong Catholic Diocese)
39	1/11/2020	關注綜援低收入聯盟 (Concerning CSSA & Low Income Alliance)
40	1/11/2020	大角咀劏房關注組
41	9/11/2020	葵青區議會 (Kwai Tsing District Council)
42	10/11/2020	西貢區議會 (Sai Kung District Council)
43	11/11/2020	全港關注劏房平台 (Hong Kong Subdivided Flats Concerning Platform)
44	17/11/2020	觀塘劏房居民關注組
45	27/11/2020	觀塘區議會 (Kwun Tong District Council)
46	1/12/2020	民主黨 (The Democratic Party)
47	4/12/2020	香港專業人士協會 (The Association of Hong Kong Professionals)
48	18/12/2020	香港婦聯 (Hong Kong Women Development Association Limited)
49	23/12/2020	關注基層市民訴求聯會
50	27/12/2020	關注西環劏房問題及租客權益小組
51	5/1/2021	荃灣劏房居民小組
52	14/1/2021	香港天主教正義和平委員會 (Justice and Peace Commission of the Hong Kong Catholic Diocese)
53	15/1/2021	關注安置政策連線
54	29/1/2021	全港關注劏房平台 (Hong Kong Subdivided Flats Concerning Platform)
55	1/2/2021	立法會何君堯議員, JP (Dr Hon Junius Kwan-yiu Ho, JP, Member of the Legislative Council)
56	22/2/2021	民間監察政府推行租管陣線

#	日期	團體/立法會議員名單
	Date	List of Stakeholder Groups / Legislative Council Member
57	23/2/2021	南區區議會 (Southern District Council)
58	25/2/2021	東區區議會 (Eastern District Council)
59	5/3/2021	東區劏房居民關注組
60	9/3/2021	油尖旺區議會 (Yau Tsim Mong District Council)
61	14/3/2021	明愛荃灣社區中心 (Caritas Community Centre - Tsuen Wan)
62	14/3/2021	荃灣舊區租客行動
63	16/3/2021	觀塘區議會 (Kwun Tong District Council)
64	18/3/2021	觀塘劏房改善民生街坊組
65	20/3/2021	荃灣舊區租客行動
66	22/3/2021	香港社會服務聯會 (The Hong Kong Council of Social Service)
67	22/3/2021	民間監察政府推行租管陣線
68	24/3/2021	全港關注劏房平台 (Hong Kong Subdivided Flats Concerning Platform)
69	24/3/2021	全港劏房居民大聯盟

The Study on Tenancy Control of Subdivided Units 2020

Subdivided units and tenants' questionnaire

[interviewer Only]

Sample Code : _____

Address :

--

Visiting Record :

Number of visits	1	2	3	4	5	6
Interviewer code						
Date						
Start Time						
End Time						
*Interview Result						
Number of subdivided units/ flats (if applicable)						
Remarks						

*訪問結果：

- | | |
|--|--|
| (1) EN = Enumerated (完成整個訪問) | (9) UN = Unoccupied (空置) |
| (2) NC = Non-Contact (無人應門) | (10) INS = Institution (院舍) |
| (3) NR = Refusal (拒絕訪問) | (11) AD = Access Denied (不能進入) |
| (4) ND = Non-Domestic (非住宅用途) | (12) BAD = Building Access Denied (樓宇不能進入) |
| (5) MER = MERged (合併單位) | (13) AP = Appointed (預約訪問) |
| (6) DEM = DEMolished (已拆卸) | (14) COM = Communication problem (未能溝通) |
| (7) SH = Second Home (第二居所) | (15) WS = Without SDU (單位內沒有SDU) |
| (8) PE = Partially Enumerated (完成部分訪問) | |

Interviewer please collect following information through observation or interview :

***If the subdivided unit tenant, owner or residents in the area have no objection, interviewer could record the following information after the interview.**

1. Type of Quarters :

- (1) Tenement buildings (Without elevator and low-rise residential buildings)
- (2) Multistory building (With elevator)
- (3) Industrial building
- (4) Commercial premises
- (5) Village houses
- (6) Squatter
- (7) Other Temporary Housing (Unauthorized building structure on rooftop)
- (8) Container houses or Temporary structures
- (9) Others, please state: _____

2. The building have any following organization, staffs or settings :

	Yes	No	Cannot determine
(A) Owners' Corporation	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(B) Owners' Committee	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(C) Mutual Aid Committee	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(D) Property Management Company	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(E) Employ Building Securities	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(F) Employ sanitors	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(G) Elevators	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>

3. Contact information of Owner's Organization and Property Management Company :

	(a) Owners' Organization	Property Management Company
(A) Name		
(B) Address		
(C) Telephone number		
(D) Email Address		
(E) Contact person		

4. Did you visit the rooftop on the building?

- (1) Yes, and it is accessible
- (2) Yes, but cannot be accessed
- (3) No rooftop on the building
- (4) No, please specify : _____

5. Any unauthorized structure beside the building?

- (1) Yes, ought to be commercial structure, please specify : _____
- (2) Yes, ought to be residential structure, already recorded under building's questionnaire
- (3) No unauthorized structure beside the building
- (4) No, because cannot visit the structure
- (5) No, please specify : _____

6. Please measure the visiting quarters : (Original Flat but not the subdivided units/quarters)

(A) Original Flat's door width	(cm)	(77) <input type="checkbox"/> Cannot measure
(B) Original Flat's door height	(cm)	(77) <input type="checkbox"/> Cannot measure
(C) Corridor's width of subdivided units/ flats	(cm)	(77) <input type="checkbox"/> Cannot measure

7. Does the original flat have following fire service installations (Including the hallway of the subdivided units/ quarters) :

	Yes	No	Cannot determine
(A) Portable fire extinguisher	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(B) Smoke Detector	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(C) Emergency Lighting	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(D) Exit Sign	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>

8. Does the public area of the building have following fire service installations (the visiting flat's floor) :

	Yes	No	Cannot determine
(A) Portable fire extinguisher	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(B) Fire hose reel	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(C) Fire hydrant in stairway	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(D) Emergency Lighting	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(E) Exit Sign	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>

9. Interviewer please draw the typical floor plan of the flat (the original flat but not the subdivided units /quarters) [Including partition walls, door, every subdivided units/ quarters number (Interviewer should distribute X1 、X2 、X3 for different subdivided flats/quarters according to the clockwise direction starting from the left side of the original flat’s door. If the recognized flat is a ‘bedspace’ apartment or loft, interviewer need to mark X1 、X2 、X3 beside the drawing), main entrance (if any), hallway (if any), public facilities (e.g. television, cabinet, sofa...), staircase near the flat (if any) and elevator nearby (if any). Interviewer need to label the location of the interviewee’s subdivided units/ quarters.]



(77) □ Cannot draw

* Please refer to the following graphic :

Staircase	Door	Elevator	Common Toilet	Independent Toilet	common kitchen	Independent kitchen	Sofa	cabinet
television	Hole on the wall	Combined kitchen and toilet	OW open window FW fixed window			Ventilation fan	Air conditioner	

Beds

10. Please measure the visiting subdivided flats/ quarters:

(A) Door width		(cm)	(77) <input type="checkbox"/> Cannot measure
(B) Flat / room height		(cm)	(77) <input type="checkbox"/> Cannot measure
(C) Flat / room area	Length	(cm)	(77) <input type="checkbox"/> Cannot measure
	Width	(cm)	(77) <input type="checkbox"/> Cannot measure
(D) Original flat's kitchen area (if have) (Not including (C))	Length	(cm)	(77) <input type="checkbox"/> Cannot measure
	Width	(cm)	(77) <input type="checkbox"/> Cannot measure

11. The Setting of visiting subdivided flats/ quarters:

	Yes	No	Cannot determine
(A) Does the kitchen have windows?	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(B) Does the toilet have windows?	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>
(C) Does flat have a raised screeding ?	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(77) <input type="checkbox"/>

12. Do the wires have defects, aging or damage problems inside the subdivided flat/ quarter?

- (1) Yes , please mark the location : _____
- (2) No
- (77) Cannot determine

13. Do the subdivided flats/ quarters have any water seepage problem?

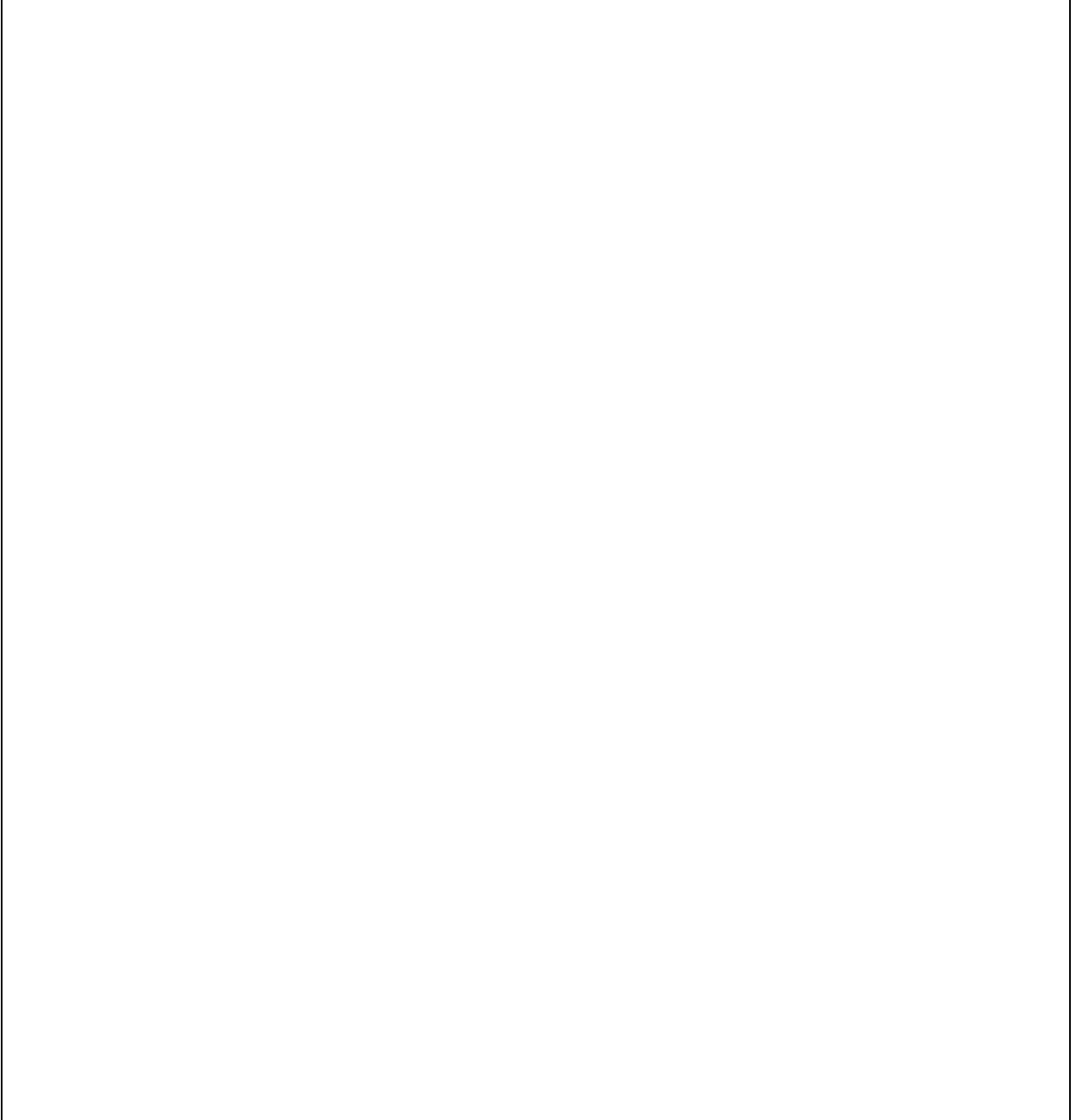
- (1) Yes , please mark the location : _____
- (2) No
- (77) Cannot determine

14. Do subdivided flats/ quarters have spalling of concrete?

- (1) Yes , please mark the location : _____
- (2) No
- (77) Cannot determine

15. Interviewer please draw the typical floor plan of the subdivided flats/ quarters

[Including partition walls ,door ,window (if any, please jot down the opening side) ,facilities (e.g. television. Cabinet, sofa...)]

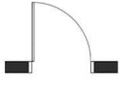
A large, empty rectangular box with a thin black border, intended for drawing a typical floor plan of subdivided flats or quarters. The box is currently blank.

(77) □ Cannot draw

* Please refer to the following graphic :



staircase



door



Elevator



Common toilet



Independent toilet



Common public



Independent kitchen



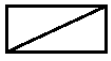
Sofa



cabinet



Television



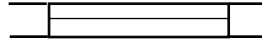
Hole in wall



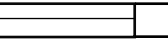
Combined kitchen and toilet



Beds



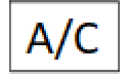
OW opening window



FW fixed window



Ventilation fan



Air conditioner

「Subdivided flats and tenant」 Tenancy Control Research 2020

Tenant questionnaire

Introduction

Good morning / afternoon / evening , I am _____, an interviewer of Policy21 limited. On behalf of the Transport and Housing Bureau, we are commissioned to conduct a research regarding subdivided flats and tenancy control. This research aims to understand the living quality and problems of the tenants and collect respective suggestions for tenancy control.

The research result is useful for the policy making of the government. We would like to invite tenants who are 18 years old and above tenants to accept this interview. It is promised that your personal information would be kept confidential. Thank you for your cooperation!

SDU 1. Tenant questionnaire is answered by :

- (1) Tenants of that subdivided unit/quarters
- (2) Other tenants who understand the situation of the visited unit 【only need to complete part A】

A) Background information

A1. Types of visiting areas/ subdivided flats/ quarters (interviewer please collect the below information through observation and interview)

- (1) Subdivided flats / room
- (2) Rooftop House
- (3) Cubicle apartment
- (4) Loft
- (5) 'Bedspace' apartment
- (6) Capsule hostel
- (7) Other, please specify : _____
- (8) No any subdivided flats or rooms **【Not a target interviewee. The end of questionnaire. 】**

A2. Could the tenants of the visiting areas/subdivided flats/rooms understand the following language?

- (1) Cantonese
- (2) Mandarin
- (3) English
- (4) South Asian Language **【Interviewer can follow the interview guide and click on the hyperlink on the household letter, which would show the Hindi or Urdu version of the household letter. Then please contact our South Asian interviewer to conduct the interview.】** {Open the South Asian Language version Household letter}
- (5) None of the above **【If interviewer cannot find someone who can communicate through the above language, end the visit】**

A3. Are you the owner or tenant of the living areas/ subdivided flats/ rooms?

- (1) Self-owned (Without any subdivided flats) **【The interviewee is not the target audience. The end of questionnaire.】**
- (2) Self-owned (With subdivided flats) **【pass to A4 and part L of questionnaire.】**
- (3) Rental, the situation is :
 - (a) Sole tenant (No any partitioned flats in the flat) **【The interviewee is not the target audience. The end of questionnaire.】**
 - (b) Sole tenant (Rent the whole subdivided flats)
 - (c) Co-tenant / the principal tenant / the sub-tenant
 - (d) Others, please state : _____

A4. How many family members usually live in this unit? (including domestic helper)
_____ person(s)

(「 usually live 」 means living over half of the rental period in the flat)

B) Flat area and facilities

B1. How much square feet is your rent area /subdivided flat/ room area?
(only the personal area , excluding the public area)

_____square feet

Please provide the following options if there is no accurate answer :

- (1) Below 70 square feet
- (2) 70 – below 100 square feet
- (3) 100– below 130 square feet
- (4) 130 – below 160 square feet
- (5) 160 – below 190 square feet
- (6) 190 – below 220 square feet
- (7) 220 – below 250 square feet
- (8) 250 – below 280 square feet
- (9) 280 – below 310 square feet
- (10) 310 – below 340 square feet
- (11) 340 – below 370 square feet
- (12) 370 – below 400 square feet
- (13) 400 square feet or above
- (77) Uncertain
- (99) Refuse to answer

B2. Does your rent area/subdivided flats/ room have the following facilities? (Except for 'none of the above', 'Uncertain' and 'Refuse to answer', interviewee can choose more than one answer.)

- (1) A door or gate at main exit
- (2) Single door
- (3) Single doorbell
- (4) Toilet
 - (a) Is it a sitting toilet?
 - 1) Yes
 - 2) No
 - (b) Is it a single toilet ?
 - 1) Independent toilet with partitions
 - 2) Common toilet , please state the number : _____
 - Refuse to answer/ Don't know
- (5) Kitchen¹ and its type :
 - (a) Open kitchen
 - (b) Enclosed kitchen
 - (c) Combined with toilet
 - (d) Common kitchen , please state the number : _____
 - (e) Others, please specify : _____
- (6) Windows, can they be opened :
 - (a) Cannot
 - (b) Can , they are outside the building after opening
 - 1) Windows face to the street
 - 2) Windows face to light wells
 - 3) Windows face to the hallway of quarters
 - (c) Can, they are inside the flat after opening
 - (d) Other , please specify : _____
- (7) Independent gas meter
- (8) Independent electricity meter
- (9) Drinking water supply, with independent water meter:
 - (a) Yes
 - (b) No
- (10) Fixed-line telephony /Internet access
- (11) Ventilating fan
- (12) Water Heater
- (13) Air conditioner
- (14) Other facilities, please state : _____
- (15) None of the above
- (77) Uncertain

¹ Kitchen is mean have kitchen sink and cooking ranges place .

(99) Refuse to answer

C) Living environment

C1. How do you think about the living environment of your rent area/ subdivided unit/ room?

	Very dissatisfied	Dissatisfied	Fair	Satisfied	Very satisfied	Not applicable
(A) Cleanliness of drinking water	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(B) Cleanliness of flushing water	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(C) Air circulation	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(D) Cleanliness of tap water	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(E) Natural light	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(F) Hygienic conditions	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(G) Crowdedness	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(H) Children's study area	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(I) Privacy	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>

C2. Does your rent area/ subdivided unit/ rooms have following problem? (If yes , is it a serious problem?)

	No problem	Very slightly	Slightly	Fair	Serious	Very serious	Not applicable
(A) Water seepage/ leaking	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(B) Water Drain blockages	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(C) Sitting toilet blockages	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(D) Sitting toilet damages/ malfunction	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(E) Insufficient hot water supply	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(F) Insufficient drinking water supply	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(G) Malfunction of toilet ventilation system	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(H) Malfunction of kitchen ventilation system	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(I) Cooking appliances damages	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(J) Stink	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(K) Noise	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(L) Exposed steel	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(M) Spalling of concrete	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(N) Unorganized wiring	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(O) Wire/electric leakage	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(P) Exposed wires	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(Q) Power outage/Circuit breaker tripped	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(R) Loose windows/defective glass	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>
(S) Pest infestation	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(6) <input type="checkbox"/>	(88) <input type="checkbox"/>

C3. How do you think about the living environment, current condition and safety of the building ?

	Very dissatisfied	Dissatisfied	Fair	Satisfied	Very satisfied	Not applicable
(A) Hygienic conditons in the building	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(B) Barrier-free access to the hallway ²	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(C) Barrier-free access to the means of escape (rear staircase) ³	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(D) Water leakage	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(E) Electricity supply	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(F) External wall of the building	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(G) Structure of the building	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(H) Fire service installations and equipment ⁴	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(I) Security	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>

² Objective measurement depending how often/ how much the hallway/means of escape are obstructed.

³ Objective measurement depending how often/ how much the hallway/means of escape are obstructed.

⁴ Fire hydrant/ fire hose reel/ fire services sprinkler/ fire extinguisher /sand buckets/ fire doors

D) Living conditions

D1. Are you currently encountering the following problems ? (Except for 'none of the above', 'Uncertain' and 'Refuse to answer', interviewee can choose more than one answer.)

- (1) Financial difficulties
- (2) Insufficient work
- (3) Unemployed
- (4) Family problems
- (5) Academic problems of the children
- (6) Health problems (Mental or physical)
- (7) Poor security
- (8) Poor relationship with the neighbourhood
- (9) Potential danger of building structure or related issues
- (10) Wire laying and safety issue
- (11) Water seepage
- (12) Poor hygiene
- (13) Others, please specify : _____
- (14) None of the above
- (77) Uncertain
- (99) Refuse to answer

【If encounter problems (D1=1/2/3/4/5/6/7/8/9/10/11/12/13) continue D2 ; otherwise jump to D3】

D2. How do you deal with the problems ? (Except for 'No ways to help', 'Uncertain' and 'Refuse to answer', interviewee can choose more than one answer.)

- (1) Solve on my own
- (2) Seek help from family
- (3) Seek help from social worker
- (4) Seek help from friends
- (5) Seek help from the government
- (6) Rely on beliefs/religion/church
- (7) Others, please specify : _____
- (8) No ways to help
- (77) Uncertain
- (99) Refuse to answer

D3. Have you ever reached to any social services? If yes, please state : (Except for 'Never reach any social service', 'Uncertain' and 'Refuse to answer', interviewee can choose more than one answer.)

- (1) Find on my own
- (2) Social worker / Staffs of organizations / Outreaching Social Work Service (e.g. home/ street consultation)
- (3) Referrals from legislators
- (4) Leaflet/ Corporate newsletter
- (5) Newspapers/ Advertisements
- (6) Referrals from friends/neighborhood
- (7) Others, please specify : _____
- (8) Never reach any social service
- (77) Uncertain
- (99) Refuse to answer

D4. Overall speaking, are you satisfied with your current living environment ?

- (1) Very dissatisfied
- (2) Dissatisfied
- (3) Fair
- (4) Satisfied
- (5) Very satisfied
- (99) Refuse to answer

E) Rental information

E1. What is your type of tenancy agreement ?

- (1) Written contract , with stamping :
 - (a) Yes
 - (b) No
 - (77) Uncertain
 - (99) Refuse to answer
- (2) Verbal tenancy agreement
- (3) No tenancy agreement
- (77) Uncertain
- (99) Refuse to answer

E2. Current period of rental : _____year(s) _____month(s)

If the interviewee cannot answer, please provide the following options :

- (1) 1 month or below
- (2) > 1 month to 6 months
- (3) > 6 months to 1 year
- (4) > 1 year to 2 years
- (5) > 2 years to 3 years
- (6) > 3 years
- (7) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

【If the answer is ‘Written contract’ or ‘Verbal tenancy agreement’ 「(E1=1 or 2) , ask E3 ; otherwise, jump to E5 . 】

E3. Does your tenancy have fixed term ?

- (1) Yes , Renewable period _____(Year)_____ (Month) , fixed period _____(Year) _____(Month)
- (2) No
- (3) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

E4. Does your tenancy agreement include the following contents ? (Except for 'uncertain' and 'refuse to answer', the interviewee can choose more than one answer.)

- (1) Responsible party for maintenance of unit and respective fees
- (2) Required length of notice for the termination of tenancy
- (3) Conditions for the termination of tenancy, e.g. refund of the deposit, please specify :

- (4) Rent details (Including water and electricity bill)
- (5) The rate of rent increase
- (6) Rental period
- (7) Conditions for deduction of deposit
- (8) The name and contact methods of tenant and owners
- (9) Tenancy renewal arrangement after expiry of tenancy
- (10) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

E5. Do you know the lessor of this place ?

- (1) Yes , the identity of the lessor is :
 - (a) Property owner
 - (b) Property services company
 - (c) Rent collector
 - (d) Friends
 - (e) Relatives
 - (f) Others, please state : _____
- (2) No
- (99) Refuse to answer

E6. Who do you contact regarding the rental issues ?

- (1) Property owner
- (2) Principal tenant
- (3) Real Estate agency
- (4) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

F) Rent details

F1. Do your current living expenses include the following fees (Except for 'Uncertain' and 'Refuse to answer', the interviewee can choose more than one answer)

- (1) Rent cost : \$ _____ (HKD)
- (2) Water bill :
 - (a) Included in the rent cost
 - (b) Not included in the rent cost, meter reading for calculation, each cubic meter \$ _____ (HKD)
甲、 Uncertain on the meter reading calculation
 - (c) Not included in the rent cost, fixed fee : \$ _____ (HKD)
 - (d) Others, please specify : _____
- (3) Electricity bill :
 - (a) Included in the rent cost
 - (b) Not included in the rent cost, meter reading for calculation, each unit \$ _____ (HKD)
(77) Uncertain on the meter reading calculation
 - (c) Not included in the rent cost, fixed fee : \$ _____ (HKD)
 - (d) Others, please specify : _____
- (4) Gas bill
 - (a) Included in the rent cost
 - (b) Not included in the rent cost, meter reading for calculation, each unit \$ _____ (HKD)
甲、 Uncertain on the meter reading calculation
 - (c) Not included in the rent cost, fixed fee : \$ _____ (HKD)
 - (d) Others, please specify : _____
- (5) Fixed-line telephony /Internet access
 - (a) Included in the rent cost
 - (b) Not included in the rent cost, meter reading for calculation
 - (c) Not included in the rent cost, fixed fee : \$ _____ (HKD)
 - (d) Others, please specify : _____
- (6) Management fees, payment of rates and government rent
 - (a) Included in the rent cost
 - (b) Not included in the rent cost, calculation based on the size of the room area, please state \$ _____ (HKD)
 - (c) Not included in the rent cost, fixed fee : \$ _____ (HKD)

- (d) Others, please specify : _____
- (7) Fee for stamping 【If yes in (E1=1a), continue. Otherwise, jump to F2】
- (a) Included in the rent cost
- (b) Not included in the rent cost, one-off fixed fee : \$ _____ (HKD)
- (c) Others, please state : _____
- (77) Uncertain
- (99) Refuse to answer

F2. When was the previous time of the adjustment of rent?

- (1) Never
- (2) Within 1 month
- (3) > 1 month to 6 months
- (4) > 6 months to 1 year
- (5) > 1 year to 2 years
- (6) > 2 years to 3 years
- (7) > 3 years
- (88) Not applicable (The current rental contract is the first one)
- (77) Uncertain
- (99) Refuse to answer

【If there is adjustment of rent cost (F2=2/3/4/5/6/7) , ask F3 ; otherwise jump to F5 ◦ 】【

F3. What is the previous rate of rent change ?

- (1) Increase , the rate is around : _____ %
- (2) Decrease, the rate is around , : _____ %
- (77) Uncertain
- (99) Refuse to answer

F4. Since you have moved to here, how many times of rent adjustment were recorded ? (Except 'Uncertain' and 'Refuse to answer', the interviewee can choose more than one answer)

- (1) Increase, the number of times : _____
- (2) Decrease, the number of times : _____
- (77) Uncertain
- (99) Refuse to answer

F5. What percentage of living expenses account for your monthly household income ? (Living expenses include rent, water bill, electricity bill, gas bill, fixed-line telephony /internet, management fees, payment of rates and government rent, stamping)

- (1) Below 10%
- (2) 10 – below 20%
- (3) 20 – below 30%
- (4) 30 – below 40%
- (5) 40 – below 50%
- (6) 50 – below 60%
- (7) 60 – below 70%
- (8) 70 – below 80%
- (9) 80% or above
- (88) Not applicable (Rent-free)
- (77) Uncertain
- (99) Refuse to answer

F6. How do you pay the rent ?

- (1) Cash
- (2) Cheque
- (3) Bank transfer
- (4) Others, please state : _____
- (77) Uncertain
- (99) Refuse to answer

F7. Will you receive the receipt after the payment?

- (1) Yes
- (2) No
- (77) Uncertain
- (99) Refuse to answer

F8. Do you know the market rental values of your unit?

- (1) Yes. It is higher than the market rental values
- (2) Yes. It is lower than the market rental values
- (3) Yes. It is almost the same as the market rental values
- (4) Don't know
- (99) Refuse to answer

G) Tenancy control

Background introduction :

With the 'Security of Tenure', most domestic tenancies are protected which accords security of tenure to tenants subject to payment of prevailing market rent unless landlords apply to the Lands Tribunal for permission not to renew tenancies upon such grounds as redevelopment, self-occupation or non-payment of rent. The above ordinance was repealed in 1998.

G1. Have you ever heard of the 'Security of Tenure' ?

- (1) Yes
- (2) No

G2. To what extent do you agree the government reintroducing 'Security of Tenure' ?

- (1) Strongly disagree
- (2) Disagree
- (3) Agree
- (4) Strongly agree
- (99) Refuse to answer

Under the 'Rent Control', landlords are restricted from rent increases. This ordinance was repealed in 2004 respectively.

G3. Have you ever heard of the 'Rent Control' ?

- (1) Yes
- (2) No

G4. To what extent do you agree the government to restrict rent increase rate and frequency ?

- (1) Strongly disagree
- (2) Disagree
- (3) Agree
- (4) Strongly agree
- (99) Refuse to answer

G5. What do you think about a reasonable rate of rent increase ?

- (1) < 5% increase of current rent
- (2) < 5% - 10% increase of current rent
- (3) < 10% - 15% increase of current rent
- (4) < 15% - 20% increase of current rent
- (5) > 20% increase of current rent
- (6) Not higher than the inflation level according to current rent
- (7) Others, please specify : _____
- (8) No comment
- (99) Refuse to answer

G6. How long should be the length of notice for landlord's termination of tenancy ?

- (1) No notice is needed
- (2) Within 1 week
- (3) 1-2 weeks
- (4) 2-4 weeks
- (5) 1 month
- (6) 2 months
- (7) 3 months
- (8) 4 months
- (9) > 4 months
- (10) Others, please specify : _____
- (11) No comment
- (99) Refuse to answer

G7. How long should be the length of notice if you want to terminate the tenancy ?

- (1) No notice is needed
- (2) Within 1 week
- (3) 1-2 weeks
- (4) 2-4 weeks
- (5) 1 month
- (6) 2 months
- (7) 3 months
- (8) 4 months
- (9) > 4 months
- (10) Others, please specify : _____
- (11) No comment
- (99) Refuse to answer

G8. To what extent do you support the legislation of regulating terms of tenancy agreement ?

- (1) Strongly agree
- (2) Agree
- (3) Disagree
- (4) Strongly disagree
- (5) No comment
- (99) Refuse to answer

G9. In your opinion, which of the followings should be included in the tenancy agreement ?

(Except for 'No comment', 'Refuse to answer', the interviewee can choose more than one answer.)

- (1) Responsible party for maintenance and respective fees
- (2) Required length of notice for the termination of tenancy
- (3) Conditions for the termination of tenancy, e.g. refund of the deposit, please state :

- _____
- (4) Rent details (Including water and electricity bill)
 - (5) The rate of rent increase
 - (6) Rental period
 - (7) Conditions for deduction of deposit
 - (8) The name and contact methods of the tenant and owner
 - (9) Arrangement of renewal after the expiry of current agreement
 - (10) Others, please specify : _____
 - (11) No comment
 - (99) Refuse to answer

G10. To what extent do you agree with the setting up of government department in dealing with tenancy affairs and disputes ?

- (1) Strongly agree
- (2) Agree
- (3) Disagree
- (4) Strongly disagree
- (5) No comment
- (99) Refuse to answer

H) Unit maintenance

H1. During your rental period, have you ever had repair and maintenance for this area/subdivided unit/room ?

- (1) Yes
- (2) No
- (77) Uncertain
- (99) Refuse to answer

【If the answer is ‘yes’ (H1=1) , ask H2 ; otherwise jump to H3 ◦ 】【

H2. The part of repair/maintenance : (Except for ‘Uncertain’ and ‘Refuse to answer’, the interviewee can choose more than one answer.)

- (1) Partition walls
- (2) External wall
- (3) Doors
- (4) Windows
- (5) Toilet facilities (e.g. wash basin, sitting toilet...)
- (6) Connection/replacement of sewage ditch
- (7) Air-conditioner
- (8) Water heater
- (9) Wall/ ceiling painting
- (10) Concrete repair
- (11) Water leakage maintenance
- (12) Floor
- (13) Wiring/ Switchboard
- (14) Lighting
- (15) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

H3. During your rental, have the property owner/lessor had repair and maintenance for this area/subdivided unit/room ?

- (1) Yes
- (2) No
- (77) Uncertain
- (99) Refuse to answer

【If the answer is ‘yes’ (H3=1) , ask H4 ; otherwise jump to H6 ◦ 】【

H4. The part of repair/maintenance : (Except for ‘Uncertain’, the interviewee can choose more than one answer.)

- (1) Partition walls
- (2) External wall
- (3) Door
- (4) Window
- (5) Toilet facilities (e.g. wash basin, sitting toilet...)
- (6) Connection/replacement of sewage ditch
- (7) Air-conditioner
- (8) Water heater
- (9) Wall/ ceiling painting
- (10) Concrete repair
- (11) Water leakage maintenance
- (12) Floor
- (13) Wiring/ Switchboard
- (14) Lighting
- (15) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

H5 .Who paid the above maintenance fee ?

- (1) Lessor
- (2) Tenant
- (3) Both lessor and tenant
- (4) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

H6. Have you ever demanded for a repair/maintenance during the rental period ?

- (1) Yes
- (2) No
- (77) Uncertain
- (99) Refuse to answer

【If yes (H6=1), ask H7; otherwise jump to H8.】

H7. If you have demanded for a repair/maintenance, how did the property owner react?

- (1) Willing to cooperate and the tenant does not have to pay any fee
- (2) Willing to cooperate but the tenant has to pay the fee
- (3) The attitude was not too good but still cooperated with the tenant and the later did not have to pay any fee
- (4) The attitude was not too good but still cooperated with the tenant and the later paid the fee
- (5) Bad attitude and rejected the provision of any maintenance services
- (6) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

H8. Why don't you demand for the repair/maintenance?

(Except for 'Uncertain' and 'Refuse to answer', the interviewee can choose more than one answer.)

- (1) It is not stated on the tenancy agreement
- (2) Worry about the extra maintenance fees
- (3) Worry about the offence towards the property owner
- (4) Can't find/ Uncertain about the identity of the property owner
- (5) Not necessary for maintenance
- (6) Others, please state : _____
- (77) Uncertain
- (99) Refuse to answer

H9. How long is the interval between the last maintenance during the rental period and now?

- (1) Within 1 month
- (2) 1 to 2 months
- (3) > 2 to 6 months
- (4) > 6 to 12 months
- (5) 1-2 years
- (6) More than 2 years
- (7) No maintenance during the rental period
- (77) Uncertain
- (99) Refuse to answer

I) Past living experiences

I1. How long have you been living in here ? _____(Year) _____ (Months)

If the interviewee cannot answer, please provide the following options :

- (1) 1 month or below
- (2) >1 month to 6 months
- (3) >6 months to 1 year
- (4) >1 year to 2 years
- (5) >2years to 3 years
- (6) More than 3 years
- (7) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

I2. Is it necessary to pay the followings before you move in ? (Except for ‘Not necessary to pay any fee beforehand’, ‘Uncertain’ and ‘Refuse to answer’, the interviewee can choose more than one answer.)

- (1) Key money : \$ _____ (HKD)
- (2) Furniture fee : \$ _____ (HKD)
- (3) Shoe money / Lump sum premium⁵ : \$ _____ (HKD)
- (4) Deposit : \$ _____ (HKD)
- (5) Others : \$ _____ (HKD)
- (6) Not necessary to pay any fee beforehand
- (77) Uncertain
- (99) Refuse to answer

【If the interviewee answers ‘deposit’ (I2=4) , ask I3 ; otherwise jump to I4 ◦ 】【

I3. Under what conditions will the landlord deduct deposit based on the tenancy agreement ? (Except for ‘Uncertain’ and ‘Refuse to answer’, the interviewee can choose more than one answer.)

- (1) Destruction of public facilities
- (2) Deliberate destruction of the unit
- (3) Rent owing
- (4) Unilateral termination of tenancy without following the agreements
- (5) Others , please specify : _____

⁵ A type of additional fee with the name ‘shoe money’. Tenants have to pay the property owner one-off lump sum premium, which equals to ‘shoe money’ when they rent the unit. They still have to pay their rents monthly later on and ‘shoemoney’ can be considered as the sum of ‘pre-pay’ rent.

(77) Uncertain

(99) Refuse to answer

14. Before moving to here, did you live alone or live with others?

(If the household member was not living together before, please answer depend on the situation of landlord or respondent.)

(1) Living alone (Including self-owned house or rental house, share with roommate(s)

(2) Living in the house owned by parents/children/relatives

(3) Living in the house owned by friends

(4) Others, Please specify : _____

(77) Uncertain

(99) Refuse to answer

[Remarks : House owned by parents means parents are head of household, whether the property is owned or rent. If the interviewee previously lived with parent, but himself was the head of household of the related property, should answer 'Others' and specify.]

15. Have you moved in the past 3 years?

(1) Yes

(a) How many times did you move in the past 3 years? : _____

甲、 Uncertain

(99) Refuse to answer

(b) The districts of last rental house/place :

1) Central and Western

2) Wan Chai

3) Eastern

4) Southern

5) Yau Tsim Mong

6) Sham Shui Po

7) Kowloon City

8) Wong Tai Sin

9) Kwun Tong

10) Tsuen Wan

11) Tuen Mun

12) Yuen Long

13) North

14) Tai Po

15) Sai Kung

16) Sha Tin

17) Kwai Tsing

18) Islands

19) Mainland China

20) Other region, please specify: _____

77) Uncertain

99) Refuse to answer

(2) No

(77) Uncertain

(99) Refuse to answer

16. Before moving here, which types of housing are you living in?

- (1) Private rental housing units
- (2) Temporary Housing , please specify : _____
- (3) Public housing units
- (4) Home owner scheme flats
- (5) Owner-occupier private housing units
- (6) Loft in private housing units
- (7) Cubicle apartment in private housing units
- (8) Subdivided flats / room in private housing units
- (9) 'Bedspace' apartment in private housing units
- (10) Rooftop House on private housing building
- (11) Loft in industrial building / commercial premises
- (12) Cubicle apartment in industrial building / commercial premises
- (13) Subdivided flats / room in industrial building / commercial premises
- (14) 'Bedspace' apartment in industrial building / commercial premises
- (15) Rooftop House on industrial building / commercial premises
- (16) Sleep Out
- (17) Dormitory provided by the employer
- (18) Youth hostel/ Transition House
- (19) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

【If (I6=2/6/7/8/9/10/11/12/13/14/15/17/18, ask I7; otherwise jump to I11.)】

17. Why did you move out from the last living place? (Except for 'Refuse to answer' and 'Uncertain', the interviewee can choose more than one answer.)

- (1) Rent increase
- (2) Cannot renew tenancy
- (3) Insufficient living space
- (4) Economic difficulties
- (5) Family issues
- (6) Crowded place of relatives' house
- (7) Poor relationship with the neighborhood
- (8) High transportation cost
- (9) Inconvenient to workplace
- (10) Inconvenient to school (if there is student in the household)
- (11) Poor environment and hygiene
- (12) Demolition of the last living place
- (13) Wish to live independently
- (14) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

【If 'have any rent adjustment' (I9=1 or 2) , ask I10 ; otherwise jump to I11】

I8. What is the cost of your most recent move out: \$ _____ (HKD)
(Including expenses like facilities moving, installation cost etc.)

If the interviewee cannot answer, please provide the following options :

- (1) Below \$1000
- (2) \$1000 to \$1999
- (3) \$2000 to \$2999
- (4) \$3000 to \$3999
- (5) \$4000 to \$4999
- (6) \$5000 to \$5999
- (7) \$6000 to \$6999
- (8) \$7000 to \$7999
- (9) \$8000 to \$8999
- (10) \$9000 to \$9999
- (11) \$10,000 or above
- (77) Uncertain
- (99) Refuse to answer

I9. How was the frequency of the rent adjustment in past 3 years? (Except for 'Not applicable', 'Refuse to answer' and 'Uncertain', the interviewee can choose more than one answer.)

- (1) Rent increased, the frequency was _____
- (2) Rent decreased, the frequency was _____
- (88) Not applicable (Never adjust the rent)
- (77) Uncertain
- (99) Refuse to answer

【If 'Yes' (I9=1 or 2) , ask I10; otherwise jump to I11 ◦】

I10. How was the average changing percentage of the rent adjustment in past 3 years?

- (1) Rent increased, the increasing percentages was _____%
- (2) Rent decreased, the decreasing percentage was _____%
- (77) Uncertain
- (99) Refuse to answer

I11. Did you pay deposit in past 3 years?

- (1) Yes, the reason was
 - A) Demanded by the lessor
 - B) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer
- (2) No
- (77) Uncertain
- (99) Refuse to answer

I12. Could you get back your deposit before you moved out of the previous living unit?

- (1) Could get back the full deposit
- (2) Only get back the remaining value after deduction
- (3) Could not get back
- (77) Uncertain
- (99) Refuse to answer

I13. For those residing in industrial building, commercial buildings, other temporary housing (unauthorized building structure on rooftop) or container houses/temporary structures: Are you aware that the places you are now residing are not meant for residential purposes?

- (1) Yes, I know
- (2) No, I don't know
- (99) Refuse to answer

I14. Why do you move to here? (Except for 'Uncertain' and 'Refuse to answer', the interviewee can choose more than one answer.)

- (1) Affordable rent (compare to renting the whole private flat)
- (2) Flexible lease (e.g. can renew monthly/ weekly)
- (3) Convenient to school
- (4) Convenient to work
- (5) The living environment is more comfortable than the previous flat
- (6) Due to single/ personal reason (e.g. suffering from diseases), it is difficult to rent other types of properties
- (7) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

I15. Do you have another not usually lived flat in Hong Kong?

('Not usually lived flat' means the flat that you live less than 3 months in the past/future 6 months.)

- (1) Yes

- (2) No
- (77) Uncertain
- (99) Refuse to answer

I16. Have you ever had any disputes with the landlord/lessor about the rental problems?

- (1) Yes, please specify : _____
- (2) No
- (77) Uncertain
- (99) Refuse to answer

【If 'Yes' (I15=1) , ask I16; otherwise jump to I18 ◦ 】

I17. Have you taken the following action(s)? (Expect 'Not take any action', 'Uncertain' and 'Refuse to answer', the interviewee can choose more than one answer.)

- (1) Take legal actions
- (2) Self-negotiation with the landlord/lessor
- (3) Seek help from the rent officer
- (4) Seek help from Rating and Valuation Department
- (5) Seek help from the legislator
- (6) Seek help from social workers
- (7) Seek help from the local communities
- (8) Others, please specify : _____
- (9) Not take any action
- (77) Uncertain
- (99) Refuse to answer

【If 'Not take any action' (I16=9) , ask I17 ; otherwise jump to I18 ◦ 】

I18. Why do you not take any action? (Expect "Uncertain" and 'Refuse to answer', interviewee can choose more than one answer)

- (1) Time consuming
- (2) Hoping not to offend the landlord/lessor
- (3) Hoping to find a new flat as soon as possible, and never thought about taking action
- (4) Do not know what action could be taken
- (5) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

I19. Compared with the last place to live, to what extent do you agree the following statements ?

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Not applicable
(A) The current rent is lower than the last unit.	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(B) The living area is smaller than the last unit.	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(C) The living environment is worse than the last unit.	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(D) The current living unit is more convenient to work/school.	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(E) The current living unit has worse safety problem than the last one.	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(F) The current living unit has worse building management than the last one.	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>
(G) The current living unit has poorer sanitation than the last one.	(1) <input type="checkbox"/>	(2) <input type="checkbox"/>	(3) <input type="checkbox"/>	(4) <input type="checkbox"/>	(5) <input type="checkbox"/>	(88) <input type="checkbox"/>

J) Future living plan

J1. Have you/ your household ever applied for Public rental housing?

(Based on the respondent's application status)

- (1) Yes, type of application:
- (a) General applications
 - (b) Non-elderly one-person applications
 - (c) Ederly persons priority scheme
- (77) Uncertain
(99) Refuse to answer
- (2) No
(77) Uncertain
(99) Refuse to answer

【If 'Yes' (J1=1) , ask J2 ; otherwise jump to J4 ◦ 】【

J2. How was your currently application status?

- (1) On the waiting list
(2) Not qualified
(3) Accepted the offer and waiting to move
(4) Others, please specify : _____
(77) Uncertain
(99) Refuse to answer

J3. Have you/ your household ever allocated to a public housing unit? If yes, why you are not moving into the unit?

- (1) Yes, please specify : _____
(2) No
(77) Uncertain
(99) Refuse to answer

J4. Why do you/ your household not apply Public Rental Housing? (Except for 'Uncertain' and 'Refuse to answer', the interviewee can choose more than one answer.)

- (1) Exceeded the asset limits
(2) Exceeded the income limits
(3) Not resided in Hong Kong for a continuous period of not less than 7 years
(4) Do not know how to apply
(5) Worried about the location is not convenient
(6) The application procedure is complexed
(7) Long waiting time
(8) Others, please specify : _____

- (77) Uncertain
- (99) Refuse to answer

J5. Have you/ your household considered moving out here?

- (1) Yes
- (2) No
- (77) Uncertain
- (99) Refuse to answer

【If 'Yes' (J5=1) , ask J6 ; otherwise jump to J8 ◦ 】

J6. Why you/ your household are considering to move out here? (Except for 'Uncertain' and 'Refuse to answer', the interviewee can choose more than one answer.)

- (1) Not able to afford the current rent
- (2) The owner recovers the rental area
- (3) To improve the quality of life
- (4) More convenient to work
- (5) Housed to public rental housing
- (6) Rent increase
- (7) Poor sanitation
- (8) Security and safety problem
- (9) Poor relationship with neighborhood
- (10) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

J7. What type of housing is your/ your household preference to move to? (Except 'Uncertain' and 'Refuse to answer', interviewee can choose more than one answer)

- (1) Using the rent subsidy to rent a private unit
- (2) Moving to public housing unit
- (3) Moving to Temporary Shelter / Urban Hostel for Single Persons
- (4) Moving to a whole private housing unit
- (5) Moving to elderly home
- (6) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

J8. What are the reasons of you/ your household members not moving out? (Except ‘Uncertain’ and ‘Refuse to answer’, interviewee can choose more than one answer)

- (1) Adapt to current environment
- (2) Satisfied with current neighbor/ friend network
- (3) Complicated application procedure of other types of housing
- (4) Lower living expenses in current district
- (5) Worried about lack of money and manpower for moving out
- (6) Relatively affordable rent
- (7) Do not have better choice
- (8) Worried about the location of future public housing is remote
- (9) High rent in other type of residence
- (10) More job opportunity/ High accessibility in the district
- (11) Satisfied with current living location
- (12) Not eligible to apply Public Rental Housing
- (13) Have not been made an offer of Public Rental Housing yet
- (14) Others, please specify : _____
- (77) Uncertain
- (99) Refuse to answer

J9. Which of the following three elements you think are important in choosing a living place?

(Only choose three options).

- (1) Location (e.g. nearby working/ school locations)
- (2) Transportation
- (3) District facilities
- (4) Building age
- (5) Orientation / floor
- (6) Unit area
- (7) Residential units floor plan/ layout
- (8) Security and order in the district
- (9) Building hygiene
- (10) Building management quality
- (11) Other factors , please specify : _____
- (12) Other factors , please specify : _____
- (13) Other factors , please specify : _____

(99) Refuse to answer

K) Neighbor relationship

K1. Are you/ your household member familiar with the neighbor in the district?

- (1) Totally not familiar with
- (2) Somewhat not familiar with
- (3) Neutral
- (4) Somewhat familiar with
- (5) Totally familiar with
- (88) Not applicable (There is no neighbor in the quarters.)
- (99) Refuse to answer

【If there is neighbor in the quarters (K1=1/2/3/4/5) , continue asking K2 ; otherwise jump to K3】

K2. To what extent, do you/ your household members trust your neighbor in the quarters ?

- (1) Totally distrusted
- (2) Somewhat distrusted
- (3) Neutral
- (4) Somewhat trusted
- (5) Totally trusted
- (99) Refuse to answer

K3. Are you/ your household members familiar with the neighbor in the district?

- (1) Totally not familiar with
- (2) Somewhat not familiar with
- (3) Neutral
- (4) Somewhat familiar with
- (5) Totally familiar with
- (99) Refuse to answer

K4. To what extent, do you/ your household members trust your neighbor in the district?

- (1) Totally distrusted
- (2) Somewhat distrusted
- (3) Neutral
- (4) Somewhat trusted
- (5) Totally trusted
- (99) Refuse to answer

L) Household information

Household members number	1 Interviewees	2	3	4	5	6
<p>L1. Relationship between you and other household members :</p> <p>1 Spouse 6 Other elder relatives 2 Children 7 Other peer relatives 3 Grandchildr 8 Other younger en relatives 4 Parent 9 live-in domestic 5 Sibling helpers 10 Friends 11 Others , please specify : _____</p>						
<p>L2. Age of yours/ other household members: :</p> <p>(In terms of full age, "0" for those under one year old)</p>						
<p>L3. Gender of yours/ other household members:</p> <p>1 Male 2 Female</p>						
<p>L4. Marital status of yours/ other household members :</p> <p>1 Single 2 Married 3 Widowed 4 Divorced / Separated</p>						
<p>L5. Residence duration in Hong Kong of yours/ other household members:</p> <p>1 Since birth 2 Has been residing 0-7 years 3 Has been residing 7 years or above (Residing less than 1 year will be counted as 0 year.)</p>						

Household members number	1 Interviewees	2	3	4	5	6
L6. Education attainment of yours/ other household members : 1 No schooling/ Pre-primary 2 Primary 3 Lower Secondary 4 Upper secondary 5 Post-secondary : diploma / certificate / sub-degree course 6 University : Degree course or above						
【If the interviewee is 15 years old or above (L2 ≥ 15) , continue asking L7 ; otherwise, skip to L10 .】						
L7. Working status of yours/ other household members: : 1 Employed (Employer 、 Employee 、 Self-employed or Unpaid family worker) 2 Home-maker 3 Student 4 Unemployed 5 Retired person 6 Others , Please specify : _____ _____						
【If the interviewee is a working person (L7 = 1) , continue asking L8 ; otherwise, skip to L10】						

Household members number	1 Interviewees	2	3	4	5	6
<p>L8. Industry of yours/ other household members :</p> <p>It is not necessary to read the option. If the respondents cannot answer, please provide with the following options:</p> <ol style="list-style-type: none"> 1 Manufacturing 2 Construction 3 Import/ export, wholesale and retail trades 4 Transportation, storage, postal and courier services 5 Accommodation and food services 6 Information and communications 7 Financing and insurance 8 Real estate, professional and business services 9 Public administration, education, human health and social work activities 10 Miscellaneous social and personal services 11 Others , Please specify : <p>_____</p>						
<p>L9. Occupation of your/ other household members</p> <p>It is not necessary to read the option. If the respondents cannot answer, please provide with the following options:</p> <ol style="list-style-type: none"> 1 Managers and administrators 2 Professionals 3 Associate professionals 4 Clerical Assistant 5 Service and sales workers 6 Craft and related workers 7 Plant and machine operators and assemblers 8 Elementary occupations 9 Skilled agricultural and fishery workers; and occupations not classifiable 10 Others, please specify: _____ 						

L10. What are the main income sources of the household? (Can choose more than one answer)

- (1) Salary
- (2) Bonus
- (3) Housing Allowance
- (4) Pension
- (5) Comprehensive Social Security Assistance (CSSA)
- (6) Disability Allowance
- (7) Old Age Allowance (Fruit Money)
- (8) Old Age Living Allowance
- (9) Interest/ Dividend/ Income From Investment
- (10) Financial Assistance from family members/friends that are not living together (money gift)
- (11) Maintenance Payments
- (12) Income from Property Letting
- (13) Grants (Excluding Loans)
- (14) Other government assistance (e.g. Transport Subsidy, The Subsidy Scheme for Internet Access Charges/ The School Textbook Assistance Scheme)
- (15) Others (Please specify): _____
- (77) Uncertain
- (99) Refuse to answer

(Subsidies include one-off subsidy (e.g. One-off Living Subsidy for Low-income Households Not Living in Public Housing and Not Receiving CSSA launched by the Community Care fund) and other non one-off subsidy)

L11. How much is your household income in total last month? (in terms of HKD)

(including incomes like salary and all types of financial assistance, but not the one-off living subsidy)

- (1) \$2,000 or below
- (2) \$2,000 – \$3,999
- (3) \$4,000 – \$5,999
- (4) \$6,000 – \$7,999
- (5) \$8,000 – \$9,999
- (6) \$10,000 – \$11,999
- (7) \$12,000 – \$13,999
- (8) \$14,000 – \$15,999
- (9) \$16,000 – \$17,999
- (10) \$18,000 – \$19,999
- (11) \$20,000 – \$21,999
- (12) \$22,000 – \$23,999
- (13) \$24,000 – \$25,999
- (14) \$26,000 – \$27,999
- (15) \$28,000 – \$29,999
- (16) \$30,000 – \$39,999

- (17) \$40,000 – \$59,999
- (18) \$60,000 – \$79,999
- (19) \$80,000 – \$99,999
- (20) \$100,000 or above
- (77) Uncertain
- (99) Refuse to answer

L12. How much is your average monthly household income in 2019? (in terms of HKD)
(including incomes like salary and all types of financial assistance, but not the one-off living subsidy)

- (1) \$2,000 or below
- (2) \$2,000 – \$3,999
- (3) \$4,000 – \$5,999
- (4) \$6,000 – \$7,999
- (5) \$8,000 – \$9,999
- (6) \$10,000 – \$11,999
- (7) \$12,000 – \$13,999
- (8) \$14,000 – \$15,999
- (9) \$16,000 – \$17,999
- (10) \$18,000 – \$19,999
- (11) \$20,000 – \$21,999
- (12) \$22,000 – \$23,999
- (13) \$24,000 – \$25,999
- (14) \$26,000 – \$27,999
- (15) \$28,000 – \$29,999
- (16) \$30,000 – \$39,999
- (17) \$40,000 – \$59,999
- (18) \$60,000 – \$79,999
- (19) \$80,000 – \$99,999
- (20) \$100,000 or above
- (77) Uncertain
- (99) Refuse to answer

End of questionnaire. Thank you!