

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.