

## LCQ2: Eradicating substandard subdivided units

Following is a question by Hon Vincent Cheng and a reply by the Secretary for Housing, Ms Winnie Ho, in the Legislative Council today (November 29):

Question:

The Chief Executive announced in the latest Policy Address the establishment of a Task Force on Tackling the Issue of Subdivided Units to set the minimum standards of living conditions for subdivided units (SDUs) and suggest measures to eradicate substandard SDUs. The Government subsequently indicated that in the course of formulating the eradication programme, due consideration would be given to transitional and follow-up arrangements, so as to avoid rendering the affected households homeless. In this connection, will the Government inform this Council:

(1) when eradicating substandard SDUs, how the Government will rehouse the affected households, and whether they will be provided with transitional housing or Light Public Housing for seamless transition; if so, of the details;

(2) as it is learnt that since the implementation of legislation in relation to tenancy control on SDUs, the situation of the submission of Notices of Tenancy by landlords to the Government has been unsatisfactory, of the number of Notices of Tenancy received by the Government since January last year, as well as the respective numbers of various types of SDUs reported therein (including room, cubicle, rooftop house, podium house, loft, bedspace, space capsule and other types of SDUs); and

(3) whether a preliminary assessment has been conducted on the specific problem areas involved in substandard SDUs, and of the expected implementation timetable for eradication?

Reply

President,

The Government has all along been paying attention to the housing needs of those who are inadequately housed. With the Government's sustained effort in land and housing production, the continued increase in land and housing supply has presented us a crucial opportunity to resolve this long-standing problem on subdivided units (SDUs). Following the announcement of the 2023 Policy Address, the Government has established the Task Force on Tackling the Issue of Subdivided Units (the Task Force), which will conduct a more in-depth study of the issue. The Task Force has just commenced its work and will need time to study in detail various aspects of the issue. We will take into account the views of different stakeholders and make recommendations to the

Chief Executive in ten months' time.

After consultation with the Rating and Valuation Department (RVD), the consolidated reply to the question raised by the Hon Vincent Cheng is as follows:

(1) The issue of SDUs involves the wellbeing of tens of thousands of families. Therefore, eradicating substandard SDUs is not a short-term target which can be achieved overnight, and it is imperative for the Government to plan ahead in a pragmatic and thorough manner. When formulating the relevant policies, the basic principle is not to render the affected households homeless. During this process, the Government will allow reasonable time for SDU landlords to carry out necessary rectification works for the SDUs to meet the relevant standards, as well as liaise with tenants on the move-out arrangement. Due consideration will also be given to the enforcement timeline and priorities for the eradication programme of substandard SDUs as well as follow-up arrangements.

The Government has identified sufficient land for providing about 410 000 public housing units in the coming 10-year period. With an adequate public housing supply in the medium to long term, more housing options will be available for SDU tenants and the Government may then consider some more resolute solutions to eradicating substandard SDUs. Meanwhile, the Task Force will consider whether resources, such as the transitional housing that is built and ready for use as well as the Light Public Housing that will soon commence construction, can be utilised to meet the short-term housing needs of those in need.

(2) Pursuant to Part IVA of the Landlord and Tenant (Consolidation) Ordinance, a landlord must, within 60 days after the term of a "regulated tenancy" commences, submit Form AR2 to the RVD to provide the particulars of the tenancy.

As at November 14, 2023, the RVD has processed a total of 23 522 Forms AR2. Excluding Forms AR2 with tenancies not meeting the definition of "regulated tenancy" and thus not required to be submitted to the Commissioner of Rating and Valuation, most of the SDUs (97.7 per cent) are classified as "room". The remainder (2.3 per cent) include cubicles, rooftop houses, podium houses, lofts, bedspaces and space capsules, etc.

The RVD will continue to strengthen its enforcement and promotion to remind SDU landlords of their responsibility for submitting Form AR2, with a view to collecting more Forms AR2.

(3) On the minimum standards of living environment of SDUs, the Task Force preliminarily takes the view that they should cover building safety, fire safety and hygiene requirements, living space, etc. We take note of the discussions in the community on other standards such as SDU facilities or floor to ceiling height, etc. The Task Force is open to different views and will study in detail, with a view to forging a consensus in the community on the Task Force's recommendations.

The Government will consider an array of factors when phasing out substandard SDUs. It is worth noting that SDUs have certain societal functions, and it is crucial that an appropriate balance is struck. As I mentioned just now, it is the Government's target not to render a large number of SDU tenants homeless as a result of the eradication action. Therefore, the Government may consider more resolute measures to eradicate substandard SDUs with poor living environment when adequate public housing supply is available in the medium to long term.

The issue of SDUs is highly complicated. The Government has not underestimated the difficulty in resolving the issue but is determined to take the first step in addressing this deep-seated problem. The Task Force will continue its in-depth study and gauge views from various stakeholders to formulate feasible solutions which can tackle the SDU issue in an orderly manner.

---

## [LCSD to reopen some Shek Tong Tsui Sport Centre facilities](#)

The Leisure and Cultural Services Department announced today (November 29) that the Shek Tong Tsui Sports Centre will be reopened in phases. The details are listed below.

Facilities	Reopening date
Arena (Court B) (including badminton courts, a basketball court and a volleyball court)	December 4 (Monday)
Arena (Court A) (including badminton courts and a volleyball court)	December 11 (Monday)

A fitness room, an activity room, a dance room, table tennis rooms, a squash court, a children's play room and a basketball court located at the arena (Court A) of the Centre remain temporarily closed until further notice. This venue was temporarily closed earlier for renovation works.

Members of the public can reserve these reopened fee-charging facilities via the SmartPLAY website ([www.smartplay.lcsd.gov.hk/home](http://www.smartplay.lcsd.gov.hk/home)), the mobile app (My SmartPLAY), Smart Self-service Stations, or via the service counters at leisure venues and the District Leisure Services Offices. For enquiries, please contact the venue staff at 2858 0541.

---

## [China Manned Space delegation attends variety show](#)

The China Manned Space delegation attended a variety show this afternoon (November 29) to mark Hong Kong's welcoming of the China Manned Space delegation, and shared with the public the joy of China's remarkable achievements of its aerospace endeavours.

The Chief Executive, Mr John Lee; the Director of the Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region, Mr Zheng Yanxiong; the delegation leader Mr Lin Xiqiang; astronauts Mr Liu Boming, Ms Wang Yaping, Mr Chen Dong and Mr Zhang Lu; the Chief Secretary for Administration, Mr Chan Kwok-ki; and the Secretary for Home and Youth Affairs, Miss Alice Mak, kicked off the variety show at the Hong Kong Coliseum.

Documentaries were screened during the show to recap the development and remarkable achievements of the China Manned Space Program over the past 30 years. During the chit-chat session, the delegation leader, Mr Lin, introduced the development of the China Manned Space Program, and the four astronauts shared their experiences and the feeling of living in space, while research and development personnel from the Hong Kong Polytechnic University shared information about the development of Hong Kong's aerospace industry.

Apart from spectacular performances staged by local artists and youngsters, the variety show also featured young pianist Zhang Shengliang demonstrating his marvellous piano skills. In addition, Hong Kong athletes provided a performance of breaking.

The delegation will attend the opening ceremony of the China Manned Space Exhibition and meet with representatives of Hong Kong's innovation and technology sector as well as teachers and students from tertiary schools tomorrow (November 30).

---

## [SJ visits Macao to promote legal co-operation and exchanges between two places \(with photos\)](#)

The Secretary for Justice, Mr Paul Lam, SC, started his two-day visit to

Macao this afternoon (November 29). He met with the Secretary for Administration and Justice of the Macao Special Administrative Region (Macao SAR) Government and senior officials of the Public Prosecutions Office of the Macao SAR. He will also attend the 12th Mainland, Hong Kong and Macao legal seminar to be held by the Department of Justice (DoJ), the China Law Society and the Legal Affairs Bureau of Macao tomorrow (November 30) to promote legal co-operation and exchanges among the three places.

Mr Lam first met with the Secretary for Administration and Justice of the Macao SAR, Mr Cheong Weng Chon, this afternoon to deepen the exchanges and collaboration of both sides and enhance their mutual understanding, with a view to facilitating the interface of legal systems and rules, as well as the nurturing of legal talents in the three places to contribute to the development of the rule of law in the Guangdong-Hong Kong-Macao Greater Bay Area (GBA). He took the opportunity to thank the Office of the Secretary for Administration and Justice of Macao for its continuous support to the DoJ, including co-organising a forum during the annual flagship event of the DoJ, Hong Kong Legal Week 2023, to jointly promote legal and dispute resolution services in the GBA. He also introduced the DoJ's preparation work for establishing the Hong Kong International Legal Talents Training Academy, and looked forward to the Macao SAR's active participation and support to jointly contribute to the development of the country's capacity in the rule of law in foreign affairs.

Mr Lam then visited the Public Prosecutions Office of the Macao SAR to meet with its Prosecutor General, Mr Ip Son Sang. They exchanged views on the application of technology in criminal cases to facilitate investigations and prosecution work, and explored strengthening the co-operation on legal assistance between both sides.

Tomorrow morning (November 30), Mr Lam will attend the 12th Mainland, Hong Kong and Macao legal seminar and speak at the opening ceremony. First held in 2009, the seminar is an important platform for the legal sectors in the Mainland, Hong Kong and Macao to exchange views on topics of mutual interest, including law-related hot topics and challenges in the three places.

Accompanying Mr Lam on the visit includes relevant law officers and government counsel.

Mr Lam will return to Hong Kong tomorrow afternoon (November 30). During Mr Lam's absence, the Deputy Secretary for Justice, Mr Cheung Kwok-kwan, is the Acting Secretary for Justice.



---

## Government holds exchange meetings on “improving district governance system and reforming District Councils” for HKSAR deputies to NPC and HKSAR members of National Committee of CPPCC (with photos)

The Government today (November 29) held exchange meetings on the theme of "improving the district governance system and reforming the District Councils (DCs)" at the Central Government Offices. Over 80 Hong Kong Special Administrative Region (HKSAR) deputies to the National People's Congress (NPC) and HKSAR members of the National Committee of the Chinese People's Political Consultative Conference (CPPCC) attended to exchange views on improving the district governance system and supporting the District Council (DC) election.

The Chief Executive, Mr John Lee, emphasised that this election is the first major territory-wide election after improving the district governance system and reforming the DCs, and is of particular significance. It also marks the final mile for the full implementation of the principle of

"patriots administering Hong Kong" in the district governance structure. This election is of great significance to the good governance and the long-term stability of the HKSAR, citizens' wellbeing and societal harmony.

Mr Lee pointed out that the HKSAR deputies to the NPC and HKSAR members of the National Committee of the CPPCC, as members of the country's major institutions and the key force dedicated to the country and Hong Kong, can serve as the powerful leading force of "patriots administering Hong Kong". He appealed to all NPC deputies and CPPCC members to mobilise their respective sectors, organisational members, family and friends to encourage the public to cast their votes on the polling day of the DC election on December 10 so as to elect capable, passionate and competent DC members.

The Secretary for Constitutional and Mainland Affairs, Mr Erick Tsang Kwok-wai, said the Government is working closely with the Electoral Affairs Commission on various preparatory works for the election. A number of new and down-to-earth publicity campaigns have been launched, including the "Night Vibes DC Election" activities, around 170 "DC Election into the Community" events, displays of giant advertisements, banners, buntings and posters in various districts of Hong Kong, and broadcasts of promotional short videos and television series, so as to encourage the public to actively cast their votes in the election. In addition, the Government will hold the "District Council Election Fun Day" on December 9, the day before the polling day of the DC election. A variety of events will be held across various districts in Hong Kong to enhance public awareness and the atmosphere of the election.

The Chief Executive announced in the 2023 Policy Address the setting up of a liaison mechanism with the NPC deputies and the CPPCC members to enhance communication and collaboration with them, which includes exchanges and meetings on a regular and non-regular basis. An exchange and liaison office and an exclusive contact point for the NPC deputies and the CPPCC members have also been set up to better gather their views and recommendations. The Constitutional and Mainland Affairs Bureau will take forward the regular exchange mechanism.

