

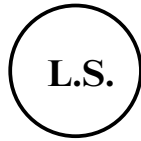
**LANDLORD AND TENANT (CONSOLIDATION)  
(AMENDMENT) ORDINANCE 2004**

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**HONG KONG SPECIAL ADMINISTRATIVE REGION**

ORDINANCE NO. 16 OF 2004



TUNG Chee-hwa  
Chief Executive  
8 July 2004

An Ordinance to amend Parts IV and V of the Landlord and Tenant (Consolidation) Ordinance and to make consequential amendments.

[9 July 2004]

Enacted by the Legislative Council.

**PART 1**

**PRELIMINARY**

**1. Short title**

This Ordinance may be cited as the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004.

**2. Interpretation**

In this Ordinance—

“commencement date” (生效日期) means the date on which this Ordinance is published in the Gazette;

“Part IV” (第 IV 部) and “Part V” (第 V 部) mean respectively Part IV and Part V of the principal Ordinance;

“principal Ordinance” (主體條例) means the Landlord and Tenant (Consolidation) Ordinance (Cap. 7);

“Tribunal” (審裁處) means the Lands Tribunal established under the Lands Tribunal Ordinance (Cap. 17).

PART 2

AMENDMENTS TO PART IV

**3. Provisions repealed**

The following provisions of Part IV are repealed—

- (a) section 116(3), (4) and (4A)—Application of this Part;
- (b) section 117(1) and (2)—Continuation of tenancies and grant of new tenancies;
- (c) section 118—Notices given before this Part applies;
- (d) section 119—Termination of tenancy by the landlord;
- (e) section 119A—Tenant's request for a new tenancy;
- (f) section 119AA (as added by section 14 of the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2002 (32 of 2002))—Request to Commissioner for tenancy information;
- (g) section 119B—Termination by tenant of tenancy for fixed term;
- (h) section 119C—Renewal of tenancies by agreement;
- (i) section 119D—Order by Tribunal for grant of a new tenancy;
- (j) section 119E—Opposition by landlord to application for new tenancy;
- (k) section 119F—Additional provisions regarding opposition on ground of intention to rebuild;
- (l) section 119FA—New tenancy of part of premises;
- (m) section 119FB (as added by section 19 of the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2002 (32 of 2002))—Certificate stating rateable value and compensation payable under section 119F(4) in respect of premises;
- (n) section 119G—Dismissal of application for new tenancy where landlord successfully opposes;
- (o) section 119H—Penalties;
- (p) section 119I—Duration of new tenancy;
- (q) section 119J—Other terms of new tenancy;
- (r) section 119K—Rent under new tenancy;
- (s) section 119M—Carrying out of order for new tenancy;
- (t) section 119N—Interim continuation of tenancies pending determination by Tribunal;
- (u) section 119NA—Rent where new tenancy refused etc.;
- (v) section 119O—Short tenancies;
- (w) section 119P—Sub-tenancies;
- (x) section 119Q—Appeals.

#### 4. Endorsement of tenancy agreement

Section 119L is amended by repealing subsection (1) and substituting—

“(1) Where the parties enter into or renew a tenancy to which this Part applies, the landlord shall lodge with the Commissioner a notice in the specified form, and the Commissioner shall—

- (a) endorse the notice with the date of its receipt; and
- (b) notify both parties of the receipt of the notice.”.

#### 5. Savings in respect of Part IV

(1) In the case of a tenancy to which Part IV applies and which is in existence on the day before the commencement date, if—

- (a) the landlord has before the commencement date given notice under and in accordance with section 119 of the principal Ordinance to terminate the tenancy; or
- (b) the tenant has before the commencement date made a request for a new tenancy under and in accordance with section 119A of the principal Ordinance,

then on and after the commencement date—

- (c) the provisions repealed by section 3 of this Ordinance shall continue to apply to the tenancy as if they were not repealed; and
- (d) the enactments amended by sections 10 to 16 of and the Schedule to this Ordinance shall, if applicable, apply to the tenancy as if they were not amended.

(2) On and after the commencement date, a tenancy to which Part IV applies and which is in existence on the day before the commencement date, but in respect of which no notice or request has been given or made before the commencement date under section 119 or 119A of the principal Ordinance, may, subject to subsections (4) and (5), only be terminated by a transitional termination notice as provided for by section 6.

(3) The term “the tenancy” (該租賃) as used in subsection (1)(c) and (d) does not include any new tenancy granted pursuant to Part IV on or after the commencement date.

(4) The requirement in subsection (2) for a transitional termination notice in respect of a tenancy, and any such notice that has been issued in respect of a tenancy, ceases to apply if, on or after the commencement date—

- (a) the parties to the tenancy—
  - (i) agree to some other period for notice of termination; or
  - (ii) alter any other term of the tenancy; or
- (b) the tenancy is assigned to a new tenant.

- (5) Subsection (2) is without prejudice to—
- (a) section 7(1) as to the making of an order for possession;
  - (b) any right of forfeiture conferred on a landlord;
  - (c) any right of surrender or early termination conferred on a tenant.
- (6) (a) The benefits and protection afforded by this Part shall, in any tenancy to which it applies, be available to the widow, widower, mother, father or any daughter or son over the age of 18 years of the tenant where she or he was residing with the tenant at the time of the tenant's death; and, for the purposes of this Part, references to a tenant shall except in this subsection include a reference to such widow, widower, mother, father, daughter or son.
- (b) Only one person mentioned in paragraph (a) shall be entitled to the benefits and protection of this Part at one time and, in default of agreement by those persons, the Tribunal shall nominate that person on such grounds as appears to it to be just and equitable.
- (c) The benefits and protection afforded by this Part shall not be available to a personal representative of a deceased tenant or, notwithstanding any will or the law of succession on intestacy, any other person who is not a person mentioned in paragraph (a) as entitled to those benefits and that protection.

(7) On and after the commencement date, a tenancy which would have terminated, but for the requirement in subsection (2) for a transitional termination notice, shall, until terminated by such a notice, but subject to section 7, continue at the same rent and upon the same covenants, conditions and other terms of the original tenancy as are appropriate to a month to month tenancy.

(8) If, before the commencement date, a landlord has successfully opposed the grant of a new tenancy on a ground specified in paragraph (b) or (c) of section 119E(1) of the principal Ordinance, the provisions of sections 119F and 119H of that Ordinance and of any condition imposed or order made under either of those sections apply in respect of the landlord as if those sections were not repealed on that date.

(9) If, on the commencement date, a tenant is in possession of premises in the circumstances described in section 119NA(1) of the principal Ordinance, the provisions of section 119NA of that Ordinance apply in respect of the tenant as if that section was not repealed on that date.

(10) Proceedings relating to Part IV which are pending in the Tribunal on the commencement date, and decisions of the Tribunal relating to that Part which have not been given effect to on that date, may respectively continue and be given effect to on and after the commencement date notwithstanding the repeal of certain provisions of that Part by section 3 of this Ordinance.

(11) Proceedings relating to provisions of Part IV saved by this section may be commenced in the Tribunal on or after the commencement date.

## **6. Transitional termination notice**

(1) For the purpose of section 5(2), a “transitional termination notice” (過渡性終止通知書) means a written notice of termination of a tenancy served on or after the commencement date in accordance with this section.

(2) A transitional termination notice must be served—

(a) by a landlord, not less than 12 months; or

(b) by a tenant, not less than 1 month,

before the day on which it is to take effect.

(3) A transitional termination notice may be served at any time on or after the commencement date, but—

(a) in respect of a tenancy for a fixed term which was in existence on the day before the commencement date, may not be served earlier than the last day of the term;

(b) in respect of a periodic tenancy which was in existence on the day before the commencement date, may not be served earlier than the last day of the period of the tenancy current at the commencement date.

(4) A transitional termination notice may be served in any of the ways specified in section 119Y(1) of the principal Ordinance and subsection (2) of that section applies to such service.

(5) Where a transitional termination notice is served on a tenant, if—

(a) the notice is in both Chinese and English; and

(b) the notice is posted on 3 successive days upon the main door or entrance of the premises affected,

the notice shall take effect terminating also any sub-tenancies created out of the tenancy to which it relates.

(6) Subject to section 5(4), a transitional termination notice duly served in respect of a tenancy in accordance with this section takes effect according to its terms, notwithstanding—

(a) a change of landlord that does not create a new tenancy;

(b) any express or implied provision in the tenancy regarding the giving of notice of termination (subject to section 5(5)(c) as to early termination); or

- (c) any other rule of law regarding the date on which a termination notice takes effect.

## 7. Other transitional provisions

(1) During the continuance of a tenancy as described in section 5(7), the Tribunal may, on the application of the landlord, make an order for possession of the premises to which the tenancy relates, or any part of them, notwithstanding that a transitional termination notice in respect of the premises has not been served, or has been served but has not expired, if the Tribunal is satisfied that the premises are, or that that part of them is, reasonably required by the landlord for occupation as a residence for himself, his father, his mother or any son or daughter of his over the age of 18.

(2) The Tribunal shall not make an order for possession under subsection (1) if—

- (a) in the case of a tenancy, the tenant satisfies the Tribunal that, in all the circumstances of the case, it would manifestly not be just and equitable to make the order; or
- (b) in the case of a sub-tenancy, the Tribunal is satisfied in all the circumstances of the case, including whether other accommodation is available for the principal tenant or the sub-tenant, greater hardship would be caused by making the order than by refusing it.

(3) If the Tribunal makes an order for possession under subsection (1)—

- (a) the Tribunal must specify the name of the person for whose occupation it is satisfied the premises are, or the part of the premises is, required;
- (b) subject to subsection (4), the landlord must not, for a period of 24 months after the date of the order, use, or allow the use of the premises, or the part of the premises, other than as a residence for the person specified under paragraph (a);
- (c) subject to subsection (4), the landlord must not, for a period of 24 months after the date of the order—
  - (i) let the premises or any part of them; or
  - (ii) assign, transfer or part with possession of the premises or any part of them.

(4) If the Tribunal makes an order for possession under subsection (1), the Tribunal may authorize the landlord to—

- (a) let the premises or any part of them;
- (b) assign, transfer or part with possession of the premises or any part of them; or

(c) use, or allow the use of, the premises, or any part of them, other than as a residence for the person specified under subsection (3)(a).

(5) The Tribunal, when granting an authority under subsection (4) to let, must specify the terms, including the rent, on which the premises are, or the part of the premises is, to be let, and the rent must not be more than that payable by the tenant last in possession.

(6) Without prejudice to subsection (8), a landlord who contravenes subsection (3)(b) or (c) commits an offence and is liable on conviction on indictment—

(a) to a fine of \$500,000;

(b) in addition, on a second or subsequent conviction, to imprisonment for 12 months;

(c) in any case, to forfeit a sum not exceeding the equivalent of—

(i) in the case of a contravention of subsection (3)(c)(i), 2 years' rent calculated at the rate at which the premises were let without the authority of the Tribunal; or

(ii) in the case of a contravention of subsection (3)(c)(ii), the difference, at the date of the contravention, between the market value of the premises with vacant possession and the market value of the premises with the former tenant in possession.

(7) A court which sentences a landlord for an offence under subsection (6) may, in addition to imposing a penalty under that subsection, make an order under subsection (8) after hearing the former tenant and the landlord.

(8) If—

(a) an application for an order for possession is made by the landlord under subsection (1) and it is subsequently made to appear to the Tribunal that the application was successful by reason of the misrepresentation or concealment of material facts by the landlord; or

(b) the landlord is shown to have acted in contravention of subsection (3)(b) or (c),

the Tribunal or, as the case may be, the court referred to in subsection (7) may order the landlord to pay to the former tenant such sum as it thinks fit by way of compensation for damage or loss sustained by that tenant as a result of the application.

(9) A letting, assignment, transfer or parting with possession of premises or part of them shall not be void, voidable or unenforceable by reason only of a contravention of subsection (3)(b) or (c).



(10) A landlord who has been granted an order for possession pursuant to subsection (1) shall be presumed, until the contrary is shown, to have knowledge of the making of the order, of the terms of the order, and of any consent given by the tenant or sub-tenant in connection with the delivery of vacant possession.

(11) For the purpose of this section—

“his father, his mother or any son or daughter of his” (其父親、母親、兒子或女兒) includes the father, mother, son or daughter of one or more landlords, holding the premises jointly or in common, with the other landlord or landlords so holding assenting to the application for an order for possession;

“landlord” (業主) includes one or more landlords, holding the premises jointly or in common, with the other landlord or landlords so holding assenting to the application for an order for possession.

### PART 3

#### AMENDMENTS TO PART V

#### 8. Sections repealed

The following sections of Part V are repealed—

- (a) section 122—Minimum length of notice to determine tenancy;
- (b) section 124—Landlord may substitute notice;
- (c) section 127—Saving of rights arising out of breach of tenancy.

#### 9. Savings in respect of Part V

(1) Notwithstanding the repeal of section 122 of the principal Ordinance on the commencement date—

- (a) a notice of termination served under section 122(1) of that Ordinance before that date shall have effect in relation to the tenancy to which it applies; and
- (b) the definition of “notice of termination” in section 120A of that Ordinance shall continue to apply in relation to that tenancy.

(2) On and after the commencement date, a tenancy to which Part V applies and which is in existence on the day before the commencement date, but in respect of which no notice of termination has been served before the commencement date under section 122(1) of the principal Ordinance—

- (a) may be terminated in accordance with its terms or as otherwise agreed between the parties; or

(b) if it is a tenancy which was continued by virtue of section 122(4) of that Ordinance, may be terminated either as a month to month tenancy or as agreed between the parties.

(3) Proceedings relating to Part V which are pending in the Tribunal on the commencement date, and decisions of the Tribunal relating to that Part which have not been given effect to on that date, may respectively continue and be given effect to on and after the commencement date notwithstanding the repeal of certain provisions of that Part by section 8 of this Ordinance.

(4) Proceedings relating to provisions of Part V saved by this section may be commenced in the Tribunal on or after the commencement date.

## PART 4

### CONSEQUENTIAL AMENDMENTS

#### Consequential amendments to principal Ordinance

#### 10. Interpretation

Section 115(1) is amended—

- (a) by repealing the definitions “current tenancy”, “date of termination” and “prevailing market rent”;
- (b) in the definition of “tenancy”—
  - (i) in paragraph (a) by adding “and” at the end;
  - (ii) in paragraph (b) by repealing “and” at the end;
  - (iii) by repealing paragraph (c).

#### 11. Application of this Part

Section 116 is amended—

- (a) in subsection (1) by repealing “subsections (2) and (3)” and substituting “subsection (2)”;
- (b) in subsection (2)(d) by repealing “or an authority by the Commissioner under section 119H(2)(a)”.

#### 12. Proceedings

Section 119S is amended—

- (a) in subsection (2) by repealing “, 117(1) or 119F(5)”;
- (b) in subsection (4) by repealing “Subject to section 119Q, any” and substituting “Any”.

### 13. Exercise of powers of Commissioner

Section 119T(1B) is amended—

- (a) in paragraph (a) by adding “or” at the end;
- (b) in paragraph (b) by repealing “; or” and substituting a full stop;
- (c) by repealing paragraph (c).

### 14. Interpretation

Section 120A is amended by repealing the definition “notice of termination”.

### 15. Application

Section 121(2) is amended—

- (a) in paragraph (h) by adding “and” at the end;
- (b) in paragraph (j) by repealing the semicolon at the end and substituting a full stop;
- (c) by repealing paragraphs (k) and (l).

## Consequential amendments to other enactments

### 16. Consequential amendments to other enactments

The enactments specified in the Schedule are amended as set out in that Schedule.

#### SCHEDULE

[s. 16]

#### CONSEQUENTIAL AMENDMENTS TO OTHER ENACTMENTS

##### Lands Tribunal Ordinance

#### 1. Jurisdiction of the Tribunal

Section 8 of the Lands Tribunal Ordinance (Cap. 17) is amended by adding—

“(10) The jurisdiction conferred by subsections (6), (7) and (8) in respect of tenancies to which Part IV or V of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) applies is subject to the repeal of certain provisions of those Parts by the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 (16 of 2004).

(11) The Tribunal shall have jurisdiction to make an order for possession—

- (a) upon the expiry of a transitional termination notice served pursuant to section 5(2) of the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 (16 of 2004);
- (b) upon an application by a landlord for possession as provided by section 7(2) of that Ordinance;
- (c) upon the termination of a tenancy to which section 9(2) of that Ordinance applies;

- (d) upon the termination by effluxion of time of a new tenancy entered into on or after the commencement of that Ordinance.”.

**2. Practice and procedure of Tribunal**

Section 10(2) is amended—

- (a) in paragraph (c) by adding “and” at the end;
- (b) in paragraph (d)(iii) by repealing “; and” and substituting a full stop;
- (c) by repealing paragraph (e).

**3. Review of decision**

Section 11A(6) is amended by repealing “, or under section 119F(2),”.

**Lands Tribunal Rules**

**4. Commencement of proceedings**

Rule 68 of the Lands Tribunal Rules (Cap. 17 sub. leg. A) is amended by adding—

“(1A) Proceedings for an order for possession and other reliefs upon the termination of a tenancy by a transitional termination notice served pursuant to section 5(2) of the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 (16 of 2004) shall be commenced by the applicant filing with the Registrar a notice of application substantially in accordance with Form 22A.

(1B) Proceedings for an order for possession and other reliefs under section 7(1) of the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 (16 of 2004) shall be commenced by the applicant filing with the Registrar a notice of application substantially in accordance with Form 22B.”.

**5. Notice of opposition**

Rule 69 is amended—

- (a) by renumbering it as rule 69(1);
- (b) in subrule (1), by repealing “The” and substituting “Subject to subrule (2), the”;
- (c) by adding—

“(2) The period of 14 days mentioned in subrule (1) is reduced to 7 days in the case of an application for an order for possession made on or after the commencement of the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 (16 of 2004) if the tenancy has been terminated by—

- (a) notice of termination within the meaning of Part IV or Part V of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7);
- (b) notice to quit given by the landlord or tenant;
- (c) surrender;
- (d) a transitional termination notice served pursuant to section 5(2) of the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 (16 of 2004); or
- (e) effluxion of time.”.

**6. Forms**

(1) The Schedule is amended in Form 7 by repealing “or requiring to occupy the premises (if notice of opposition under section 119E(1)(b) of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7))”.

(2) The Schedule is amended by adding—

“FORM 22A

[r. 68(1A)]

NOTICE OF APPLICATION UNDER LANDLORD AND TENANT  
(CONSOLIDATION) (AMENDMENT) ORDINANCE 2004

Pursuant to section 5(2)

No. LD..... / .....

Applicant’s Name: ..... \*(Landlord/Tenant)

and Address: .....

Respondent’s Name: ..... \*(Tenant/Sub-tenant)

and Address: .....

Address of premises: .....

Duration of tenancy  
before service of  
Transitional

Termination Notice: From ..... To ..... Existing rent: \$ ..... /month

Transitional Date of ..... Date of Expiry

Termination Notice: Service: ..... of Notice: .....

Mode of Service: .....

Nature and particulars of application:

The tenancy having been terminated upon the expiry of a transitional termination notice, the applicant applies for recovery of possession of the suit premises and claims against the respondent for the following item(s):

(1) Arrears of rent/mesne profits from ..... to the date of delivery of vacant possession of the suit premises and costs.

(2) And others .....  
.....

Dated this ..... day of .....

.....  
(Signature of \*Applicant/authorized representative of Applicant)

Full name of authorized representative: .....

- To: 1. The Registrar, Lands Tribunal.
- 2. The Respondent.

Applicant’s address for service: .....  
.....

+ If the applicant is a company/incorporation, please affix the company seal and write down the full name of the signatory.

\* Delete whichever is inapplicable.

**Note:** If you intend to oppose this application, you must personally attend at the Lands Tribunal Registry within 7 days of the date of service of this notice or within the time as ordered by the Tribunal, and file a notice of opposition (Form 7).

FORM 22B

[r. 68(1B)]

NOTICE OF APPLICATION UNDER LANDLORD AND TENANT  
(CONSOLIDATION) (AMENDMENT) ORDINANCE 2004

Pursuant to section 7(1)

No. LD..... / .....

Applicant's Name: ..... \*(Landlord/Tenant)

and Address: .....

Respondent's Name: ..... \*(Tenant/Sub-tenant)

and Address: .....

Address of premises: .....

Duration of tenancy: From ..... To ..... Existing rent: \$ ..... /month

Transitional Termination Date of Date of Expiry  
Notice (if any): Service: ..... of Notice: .....

Mode of Service: .....

Nature and particulars of application:

The applicant applies for possession of the suit premises on the ground that the suit premises are reasonably required by the applicant as a residence for—

[Names, ages and relationship to the applicant of person(s) for whom occupation of the suit premises is required]

And further claims against the respondent for the following item(s):

(1) Arrears of rent/mesne profits from ..... to the date of delivery of vacant possession of the suit premises and costs.

(2) And others .....

Dated this ..... day of .....

.....  
(Signature of \*Applicant/authorized representative of Applicant)  
Full name of authorized representative: .....

- To: 1. The Registrar, Lands Tribunal.  
2. The Respondent.

Applicant's address for service: .....

+ If the applicant is a company/incorporation, please affix the company seal and write down the full name of the signatory.

\* Delete whichever is inapplicable.

**Note:** If you intend to oppose this application, you must personally attend at the Lands Tribunal Registry within 7 days of the date of service of this notice or within the time as ordered by the Tribunal, and file a notice of opposition (Form 7)."

### Rating Ordinance

#### 7. General powers of Commissioner

Section 5(1B) of the Rating Ordinance (Cap. 116) is amended—

- (a) in paragraph (a) by adding "or" at the end;
- (b) in paragraph (b) by repealing "; or" and substituting a full stop;
- (c) by repealing paragraph (c).

### Government Rent (Assessment and Collection) Ordinance

#### 8. General powers of Commissioner

Section 31(1B) of the Government Rent (Assessment and Collection) Ordinance (Cap. 515) is amended—

- (a) in paragraph (a) by adding "or" at the end;
- (b) in paragraph (b) by repealing "; or" and substituting a full stop;
- (c) by repealing paragraph (c).

### Electronic Transactions (Exclusion) Order

#### 9. Provisions excluded from application of section 5 of Ordinance

Schedule 1 to the Electronic Transactions (Exclusion) Order (Cap. 553 sub. leg. B) is amended by repealing item 1.

### Mass Transit Railway Ordinance

#### 10. Interests in land

Section 47(a) of the Mass Transit Railway Ordinance (Cap. 556) is amended by repealing ", 119E(2) or 119H(1)(a)".

**Hong Kong Red Cross Ordinance**

**11. Interests in land**

Section 12C(a) of the Hong Kong Red Cross Ordinance (Cap. 1129) is amended by repealing “, 119E(2) or 119H(1)(a)”.

**Standard Chartered Asia Limited Ordinance**

**12. Vesting of interests in land**

Section 12(a) of the Standard Chartered Asia Limited Ordinance (Cap. 1136) is repealed.

**Lloyds Bank (Merger) Ordinance**

**13. Interests in land**

Section 12(a) of the Lloyds Bank (Merger) Ordinance (Cap. 1137) is repealed.

**Royal Bank of Scotland Ordinance**

**14. Transfer of interests in land and other property**

Section 16(a) of the Royal Bank of Scotland Ordinance (Cap. 1138) is amended by repealing “or a purchase or creation of an interest in land for the purposes of section 119E(2) of that Ordinance”.

**Deutsche Bank (Merger) Ordinance**

**15. Interests in land**

Section 12(a) of the Deutsche Bank (Merger) Ordinance (Cap. 1142) is repealed.

**Rainier International Bank (Transfer of  
Hong Kong Undertaking) Ordinance**

**16. Interests in land**

Section 11(a) of the Rainier International Bank (Transfer of Hong Kong Undertaking) Ordinance (Cap. 1144) is repealed.

**First Pacific Bank Limited Ordinance**

**17. Interests in land**

Section 13(a) of the First Pacific Bank Limited Ordinance (Cap. 1146) is repealed.

**Dao Heng Bank Limited Ordinance**

**18. Interests in land**

Section 14(a) of the Dao Heng Bank Limited Ordinance (Cap. 1152) is amended by repealing “, 53(7)(a), 119E(2) or 119H(1)(a)” and substituting “or 53(7)(a)”.



**Middle East Finance International Limited  
(Transfer of Undertaking) Ordinance**

**19. Interests in land**

Section 14(a) of the Middle East Finance International Limited (Transfer of Undertaking) Ordinance (Cap. 1154) is amended by repealing “, 53(7)(a), 119E(2) or 119H(1)(a)” and substituting “or 53(7)(a)”.

**The Christian and Missionary Alliance (Transfer  
of Hong Kong Immovable Property) Ordinance**

**20. Interests in land**

Section 8(a) of The Christian and Missionary Alliance (Transfer of Hong Kong Immovable Property) Ordinance (Cap. 1155) is amended by repealing “section 119E(2) of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) or”.

**Bank of Tokyo-Mitsubishi Ordinance**

**21. Interests in land**

Section 14(a) of the Bank of Tokyo-Mitsubishi Ordinance (Cap. 1160) is repealed.

**The Bank of Tokyo-Mitsubishi (Merger of  
Subsidiaries) Ordinance**

**22. Interests in land**

Section 16(a) of The Bank of Tokyo-Mitsubishi (Merger of Subsidiaries) Ordinance (Cap. 1161) is amended by repealing “, 119E(2) or 119H(a)”.

**Hong Kong St. John Ambulance Incorporation Ordinance**

**23. Vesting of property**

Section 6(4)(a) of the Hong Kong St. John Ambulance Incorporation Ordinance (Cap. 1164) is amended by repealing “, 119E(2) or 119H(1)(a)”.

**Bank of China (Hong Kong) Limited (Merger) Ordinance**

**24. Interests in land**

Section 18(1)(a) of the Bank of China (Hong Kong) Limited (Merger) Ordinance (Cap. 1167) is amended by repealing “, 119E(2) or 119H(1)(a)”.

**The Bank of East Asia, Limited Ordinance**

**25. Interests in land**

Section 15(1)(a) of The Bank of East Asia, Limited Ordinance (Cap. 1168) is amended by repealing “, 119E(2) or 119H(1)(a)”.

**Mizuho Corporate Bank, Ltd. (Hong Kong  
Consolidation) Ordinance**

**26. Interests in land**

Section 13(1)(a) of the Mizuho Corporate Bank, Ltd. (Hong Kong Consolidation) Ordinance (Cap. 1169) is amended by repealing “, 119E(2) or 119H(1)(a)”.

**The Bank of East Asia, Limited (Merger) Ordinance**

**27. Interests in land**

Section 15(1)(a) of The Bank of East Asia, Limited (Merger) Ordinance (Cap. 1170) is amended by repealing “, 119E(2) or 119H(1)(a)”.

**CITIC Ka Wah Bank Limited (Merger) Ordinance**

**28. Interests in land**

Section 16(1)(a) of the CITIC Ka Wah Bank Limited (Merger) Ordinance (Cap. 1171) is amended by repealing “, 119E(2) or 119H(1)(a)”.

**Dao Heng Bank Limited (Merger) Ordinance**

**29. Interests in land**

Section 16(1)(a) of the Dao Heng Bank Limited (Merger) Ordinance (11 of 2003) is amended by repealing “, 119E(2) or 119H(1)(a)”.

**The Bank of East Asia, Limited (Merger  
of Subsidiaries) Ordinance**

**30. Interests in land**

Section 14(1)(a) of The Bank of East Asia, Limited (Merger of Subsidiaries) Ordinance (13 of 2003) is amended by repealing “, 119E(2) or 119H(1)(a)”.

**Standard Chartered Bank (Hong Kong)  
Limited (Merger) Ordinance**

**31. Interests in land**

Section 17(1)(a) of the Standard Chartered Bank (Hong Kong) Limited (Merger) Ordinance (6 of 2004) is amended by repealing “, 119E(2) or 119H(1)(a)”.