

Preface

It is now almost 16 years since the bright idea of giving residential tenants security of tenure without rent control was made law. During those years the scope and need for a practitioners' book dealing with that legislation, and the growth of case law upon it, has become ever more apparent. In 1996, finding that I had undertaken to assist in the preparation of the Landlord and Tenant volume of Halsbury's Laws of Hong Kong, it occurred to me that, with a little effort, part of that text could be expanded and adapted into a separate work concentrating on the termination and renewal of domestic tenancies under part IV of the Landlord and Tenant (Consolidation) Ordinance. I was wrong: the adaptation took a lot of effort. But here it is.

My aim has been to combine a descriptive, propositional approach with discussion of points of difficulty or interest. Doubtless there are errors, blunders even: these I hope the reader will forgive before pointing them out.

My debt to past and present editors of the Landlord and Tenant title in Halsbury's Laws of England must be acknowledged. So must my debt to Judge Gordon Cruden, recently retired from the Lands Tribunal and for many years in charge of its part IV operations. Over the years I have benefited from the judgments that he has supplied and from occasional discussions with him and with the other part IV trail-blazer, Mr Michael Phillips. My pupil, Ms Alice Lee Sin Bing kindly helped with the proof-reading, claiming that doing so would increase her knowledge of law; she also made helpful suggestions concerning content. The entering of the manuscript onto the word processor was carried out with efficiency and even a hint of pride by Ada Lei Sok I and Ada Chun Tsz Kwan.

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