

# Subdivided Units

Regulated tenancies undergo checking

**Landlords** committing offences will be penalised

## Overview of Offences



Rating and Valuation Department



Regulated Tenancies  
Website







# Regulated Tenancies of Subdivided Units




## Key Offences



A landlord who fails to comply with the following requirements commits an offence. This Department takes resolute enforcement actions against any contraventions, proactively checks landlords of subdivided unit households if they have committed the following offences, and instigates prosecution against law-breaking landlords.

Requirement	Details	Maximum penalty for offender
 <b>Must submit Notice of Tenancy (Form AR2)</b>	<p>Submit to this Department within 60 days after the tenancy term commences</p>  Electronic Submission of Forms	► Fine <b>\$10,000</b>
 <b>Forced eviction is prohibited</b>	<p>A landlord commits an offence if he does any act calculated to interfere with the peace or comfort of the members of the tenant's household, etc., with the intention to cause the tenant to give up occupation of his subdivided unit during the 4-year (i.e. 2 years plus 2 years) security of tenure</p>	<p>► First conviction Fine <b>\$500,000</b> and imprisonment for 12 months</p> <p>► Subsequent conviction Fine <b>\$1,000,000</b> and imprisonment for 3 years</p>
 <b>Must provide bills and accounts when collecting water, electricity charges, etc.</b>	<p>When requiring the tenant to reimburse for water, electricity, etc.,</p> <ul style="list-style-type: none"><li>● produce copies of the bills;</li><li>● provide a written account showing how the amounts are apportioned and the aggregate of all apportioned amounts does not exceed the billed amounts; and</li><li>● not to require the tenant to reimburse for a sum exceeding the apportioned amount</li></ul>	<p>► First conviction Fine <b>\$10,000</b></p> <p>► Subsequent conviction Fine <b>\$25,000</b></p>



Requirement	Details	Maximum penalty for offender
 <p><b>Renewed rent is regulated</b></p>	<ul style="list-style-type: none"> <li>● Rent on renewal may be increased or reduced according to the relevant index*, with increase capped at 10%</li> <li>● “The Second Term Tenancy Rent Calculator” available at this Department’s website can be used to calculate the maximum amount of renewed rent permitted by law</li> </ul> <p>*The percentage change of the territory-wide rental index for all classes of private domestic properties published by this Department during the relevant period</p> 	<ul style="list-style-type: none"> <li>► First conviction Fine <b>\$10,000</b></li> <li>► Subsequent conviction Fine <b>\$25,000</b></li> </ul>
 <p><b>Must provide rent receipts</b></p>	<p>Must provide receipt to tenant within 7 days after receiving the rent, specifying</p> <ul style="list-style-type: none"> <li>● The name and address of the landlord</li> <li>● The period for which the rent is paid</li> <li>● The date of payment</li> </ul>	<ul style="list-style-type: none"> <li>► Fine <b>\$2,000</b></li> </ul>



### ! Attention !

#### Oral tenancies are also regulated

A tenancy entered into orally is also protected if it fulfills all conditions for a regulated tenancy.



# Enquiries and Complaints



Rating and Valuation Department



**2150 8303**



**[enquiries@rzd.gov.hk](mailto:enquiries@rzd.gov.hk)**



**15/F, Cheung Sha Wan Government Offices,  
303 Cheung Sha Wan Road, Kowloon**



**2116 4920**

## Disclaimer

The purpose of this leaflet is to introduce the offences under Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7). This leaflet is not a legal document, nor can it be regarded as an authoritative legal interpretation. Anyone who has questions about the provisions of the Ordinance should seek the advice of a lawyer.