

Enquiries or Complaints




R Rating and Valuation Department

 2150 8303

 enquiries@rzd.gov.hk

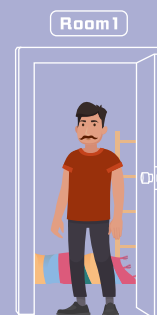
 15/F, Cheung Sha Wan Government Offices,
303 Cheung Sha Wan Road, Kowloon

 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.

Regulated Tenancies of
Subdivided Units
Tenants and Landlords
both benefit by knowing
their rights and responsibilities



R Rating and Valuation Department



Part IVA of the
Ordinance

Offences & Complaints relating to Regulated Tenancies



Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap.7) regulates domestic tenancies of subdivided units commencing on or after 22 January 2022.

Key Offences

A landlord who fails to comply with the following requirements commits an offence :



Must submit Notice of Tenancy (Form AR2)

Submit within **60 days** after the tenancy term commences ; otherwise, liable to maximum fine \$10,000

Submission channels :

- Using “Electronic Submission of Forms” service;
- By Post; or
- In Person



Electronic Submission of Forms



Must provide bills and accounts when collecting water, electricity charges, etc. from tenant

When requiring the tenant to reimburse for water, electricity, etc.,

- produce copies of the bills;
- provide a written account showing how the amounts are apportioned and the aggregate of all apportioned amounts does not exceed the billed amounts ; and
- not to require the tenant to reimburse for a sum exceeding the apportioned amount

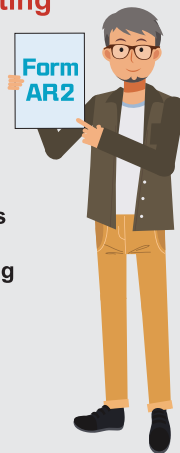
Otherwise, liable to maximum fine \$10,000



Harassment of tenant is prohibited

- It is an offence to do 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

Maximum fine \$500,000 and imprisonment for 12 months



Protections for Tenant



Security of tenure & rent regulation

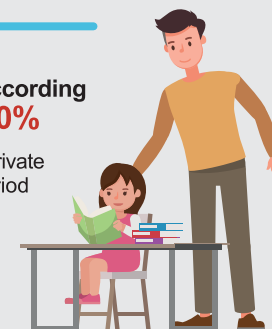
- **4-year** (2 years plus 2 years) security of tenure
- Rent on renewal may be increased or reduced according to the relevant index*, with increase capped at **10%**

*The percentage change of the territory-wide rental index for all classes of private domestic properties published by this Department during the relevant period



Oral tenancies are also regulated

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



Complaints



- After reporting a suspected offence, the tenant continues to enjoy the above protections

If landlord is suspected of committing an offence under the Ordinance, please report to this Department as soon as possible. For details, please visit :



Complaints about Tenancy Matters

Other Information

The Government engaged Lok Kwan Social Service to establish and manage the Tenancy Control of “Sub-divided Units” Information Portal. It can be accessed at :



Tenancy Control of “Sub-divided Units” Information Portal

