

# 《業主與租客(綜合)條例》(第7章)第IVA部

Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7)

由2022年1月22日起生效  
Effective from 22 January 2022

## 主要規定 Key requirements



1. 分間單位租賃的規管周期，須由該分間單位的連續2項規管租賃所組成，每項規管租賃的租期為2年。

A regulated cycle of tenancies for a subdivided unit (SDU) is to comprise 2 consecutive regulated tenancies for the SDU, each for a term of 2 years.

2. 分間單位首期租賃的租客，就該分間單位有權獲授予有關規管周期中的次期租賃，從而享有4年的租住權保障。

A tenant of a first term tenancy for an SDU is entitled to be granted a second term tenancy of the regulated cycle for the SDU, thus enjoying security of tenure of 4 years.

3. 在規管租賃的租期內，租金不得上調。

Rent increase during the term of a regulated tenancy is not allowed.

4. 規管周期中次期租賃的租金加幅，不得高於差餉物業估價署就所有類別私人住宅物業編製和公布的全港性租金指數在相關期間的百分率變動，上限為百分之十。

The rate of rent increase for the second term tenancy of a regulated cycle must not exceed the percentage change of the territory-wide rental index for all classes of private domestic properties compiled and published by the Rating and Valuation Department during the relevant period, and is capped at 10%.

租金  
加幅限制  
Regulation on  
Rent Increase

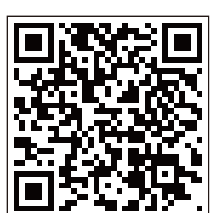
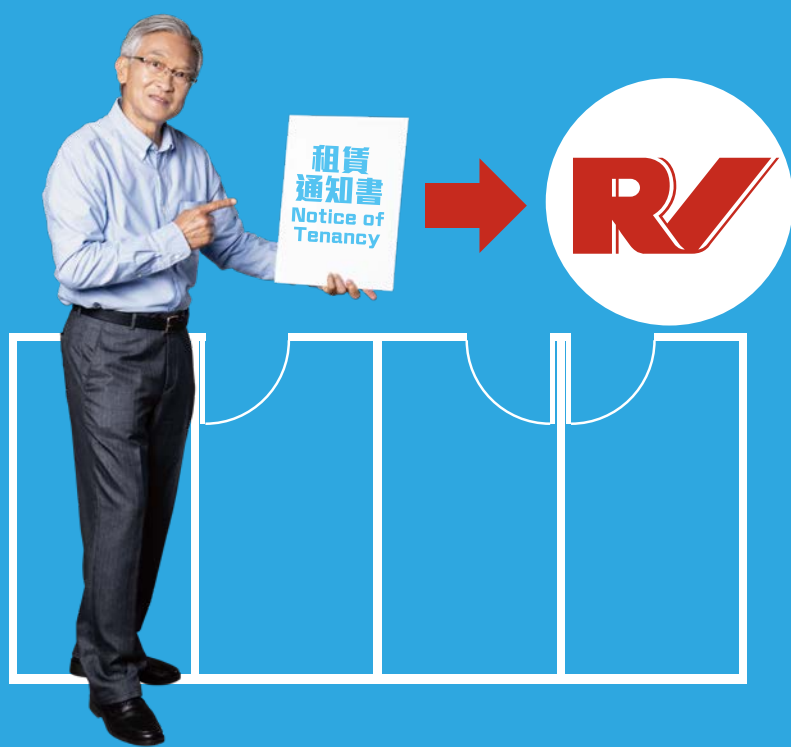


5. 規管租賃的業主，向租客濫收雜費或指明公用設施及服務(包括水、電)收費的付還，即屬犯罪。

A landlord of a regulated tenancy commits an offence if the landlord requires the tenant to pay any non-permitted money or reimbursement of charges for specified utilities and services (including water and electricity).

6. 業主須在規管租賃的租期開始後60日內，向差餉物業估價署提交租賃通知書；如沒有合理辯解而未有遵從有關規定，即屬犯罪。

A landlord of a regulated tenancy must, within 60 days after the term of the tenancy commences, submit a notice of tenancy to the Rating and Valuation Department. If the landlord, without reasonable excuse, fails to comply with the requirement, the landlord commits an offence.



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差餉物業估價署  
Rating and Valuation Department