

《公司條例》下的新查冊安排第二階段實施 Commencement of Phase 2 of the New Inspection Regime under the Companies Ordinance

監管局於2022年9月20日發出「致持牌人函件」，提醒各持牌人《公司條例》下的新查冊安排第二階段於2022年10月24日開始實施。該函件亦已上載至監管局網站的持牌人專區。

有關新查冊安排第二階段的實施詳情及有關提交文件及公眾查冊服務的主要變更詳情，請參閱公司註冊處網頁（www.cr.gov.hk）的第3至5/2022號對外通告（「刊物」>「通告/指引」>「對外通告」）。

The EAA issued a Letter to Licensees on 20 September 2022, reminding licensees that the Phase 2 of the New Inspection Regime under the Companies Ordinance commenced on 24 October 2022. The Letter is also posted at the Licensees Corner of the EAA's website.

For details of the implementation of Phase 2 of the New Inspection Regime, major changes in filing requirements and major changes in public search services, please refer to the External Circulars Nos. 3 to 5/ 2022 issued by the Company Registry at its website (www.cr.gov.hk) (Publications > Circulars/Guidelines > External Circulars).

提醒劏房業主客戶切勿濫收公用設施 及服務費用

Reminding landlord clients of subdivided units not to overcharge charges for utilities and services

《業主與租客（綜合）條例》（下稱《條例》）第IVA部下對分間單位（俗稱「劏房」）的租務管制制度於2022年1月22日起生效。

持牌人在處理劏房租賃時，必須提醒業主客戶，如要求租客繳付分間單位的任何指明公用設施及服務的收費的付還，或以其他方式從租客收取該等收費的付還，而所涉款項超過業主向租客提供的書面帳目中就有關分間單位顯示的經分攤款額，將構成違反《條例》的罪行。

有關分間單位的水費及水錶事宜，持牌人可請業主客戶瀏覽水務署網站以了解該署的「分間單位安裝獨立水錶先導計劃」。

The tenancy control regime on subdivided units ("SDUs") under Part IVA of the Landlord and Tenant (Consolidation) Ordinance ("Ordinance") came into effect on 22 January 2022.

When handling the tenancies of SDUs, licensees should brief their landlord clients' that it would constitute an offence under the Ordinance if the landlord requires the tenant to pay for, or the landlord otherwise receives from the tenant, the reimbursement of the charges for any of the specified utilities and services for the SDU at a sum exceeding the apportioned amount for the SDU as shown in the account in writing provided by the landlord to the tenant.

Concerning the issue of water charges and water meter in respect of SDUs, licensees may refer clients to visit the website of the Water Service Department to understand its Pilot Scheme for Installation of Separate Water Meter for SDUs.