

# 有關「規管租賃」 的提醒 Reminder about “regulated tenancies”

**實** 施分間單位租務管制的《業主與租客（綜合）條例》第IVA部已於2022年1月22日生效。就此，差餉物業估價署（「估價署」）希望透過監管局通知持牌人，提醒其「規管租賃」的業主客戶須在「規管租賃」租期開始後的60日內，向估價署署長（「署長」）遞交租賃通知書（表格AR2）的法定責任。

倘若有關業主沒有合理辯解而拒絕或忽略遵從此項規定，該業主即屬犯罪，一經定罪，可處罰款港幣10,000元。如有關罪行是持續罪行，則可就該罪行持續期間的每一日，另處罰款港幣200元。另外，除非署長已在租賃通知書上批署，否則「規管租賃」的業主不得採取法律行動，追收有關租賃下的租金。

持牌人或其「規管租賃」的業主客戶如就有關條例的要求有任何查詢，可瀏覽估價署網頁或致電估價署電話查詢熱線2150 8303。



<< 掃描前往估價署網頁

**《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週期，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. 分間單位首項租賃的租客，就該分間單位有權獲授予有關規管週期中的次項租賃，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. 規管週期中次項租賃的租金加幅，不得高於差餉物業估價署就所有租戶在住宅物業管制和公布的主權性租屋物業在相關期間的百分率變動，上為百分之十。  
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 privately rented properties covered and published by the Rating and Valuation Department during the relevant period, and is capped at 10%.
5. 規管租賃的業主，向租客索取進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，向差餉物業估價署遞交租賃通知書，如沒有合理辯解而未遵此有關規定，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.

enquiries@rvd.gov.hk  
2150 8303  
www.rvd.gov.hk/our\_services/tenancy\_matters.html

**差餉物業估價署**  
Rating and Valuation Department

The implementation of tenancy control on subdivided units under Part IVA of the Landlord and Tenant (Consolidation) Ordinance came into effect on 22 January 2022. The Rating and Valuation Department (“RVD”) would like to advise estate agents to remind their clients who are landlords of “regulated tenancies” of the statutory requirement to submit the Notice of Tenancy (Form AR2) to the Commissioner of the Rating and Valuation (“Commissioner”) within 60 days after the term of a “regulated tenancy” commences.

If the relevant landlord, without reasonable excuse, refuses or neglects to comply with this requirement, the landlord commits an offence and will be liable on conviction to a fine of HK\$10,000; and in the case of a continuing offence, to a further fine of HK\$200 for each day during which the offence continues. In addition, the landlord of a “regulated tenancy” may not maintain an action to recover any rent under the tenancy unless the Notice of Tenancy is endorsed by the Commissioner.

Should licensees or their clients of “regulated tenancies” have any queries about the requirements under the Ordinance, please visit the RVD’s website or call the RVD’s hotline at 2150 8303.



<< Scan to visit RVD’s website