

提醒分間單位業主客戶切勿濫收 公用設施及服務費用

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

最近，監管局與劏房居民關注組織代表會面，了解有關組織對地產代理在處理對分間單位（俗稱「劏房」）租賃時的意見。

監管局希望提醒持牌人在處理劏房租賃時，必須遵從監管局發出的相關指引。

其中，持牌人必須提醒客戶留意相關罪行及分攤款項，如業主要求租客繳付劏房的公用設施及服務款項，超過業主向租客提供的書面帳目中顯示經分攤的公用設施及服務款項，將屬違法。

監管局建議持牌人瀏覽監管局網站，閱讀有關執業通告（編號22-01 (CR)）（規管>執業通告）及相關宣傳單張，以進一步了解有關指引的重點。

此外，就有關分間單位的水費及水錶事宜，水務署已推出「分間單位安裝獨立水錶先導計劃」，以方便已為個別單位提供獨立供水系統的分間單位，安裝水務署的水錶。

為鼓勵更多分間單位業主參與上述計劃，水務署會豁免在該計劃下所安裝的每個獨立水錶的水費按金，亦會豁免提供水錶的費用。詳情請參閱水務署網站（www.wsd.gov.hk/tc/redirect/pilotSchemeSDU）。

The EAA recently met with representatives of a concerned group about the tenancies of subdivided flats to understand their concerns regarding the practice of estate agents when handling tenancies of subdivided units (“SDUs”).

As a reminder, the EAA would like to reiterate the importance of licensees following the relevant guidelines issued by the EAA.

Amongst which, licensees are required to draw the clients’ attention that it would constitute an offence under the Ordinance if the landlord requires the tenant to pay for utility and service charges for the SDUs at a sum exceeding the apportioned amount as shown in the account in writing provided by the landlord to the tenant.

Licensees are strongly advised to visit the EAA website to read the relevant Practice Circular (No. 22-01 (CR) (Compliance>Practice Circular) and the relevant educational leaflet to better understand the key points of the guidelines.

In addition, concerning the issue of water charges and water meter in respect of SDUs, the Water Service Department (“WSD”) has launched a Pilot Scheme for Installation of Separate Water Meter for Subdivided Units to facilitate installation of the WSD water meters for SDUs with separate plumbing systems for individual units.

To encourage SDU landlords’ participation in the above scheme, the WSD would waive the water fee deposit and the charge for providing a meter for each separate water meter installed under the scheme. For details, please refer to the WSD website (www.wsd.gov.hk/en/redirect/pilotSchemeSDU).

