

The Off-campus Accommodation Information Platform (OAIP)

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Introduction



The Off-campus Accommodation Information Platform (OAIP) provides basic information on renting accommodation outside the campus of the Education University of Hong Kong. It covers topics from leasing matters to district highlights, to guide students navigate the process of renting a flat in Hong Kong.

We hope you find the information useful and wishing you a fruitful stay in Hong Kong.

Student Affairs Office
The Education University of Hong Kong

About Hong Kong – Overview



Hong Kong is a Special Administrative Region (SAR) of China known for its efficiency, vibrancy and blend of East and West. Packed within 1,100 square kilometers, the hustle and bustle of downtown area are in close proximity of the tranquil countryside and scenic hiking trails.

Ideally located at the heart of Asia, Hong Kong is connected worldwide by some of the best transport systems like the award winning Hong Kong International Airport and the top-notch telecommunication. As one of the world's safest cities, Hong Kong provides a stable and secure environment for people to live, work, study and enjoy live. It remains the preferred location for foreign companies in Asia.

To know more about Hong Kong, you may visit the official website of Brand Hong Kong and Hong Kong Tourism Board as below:

<http://www.brandhk.gov.hk>

<http://www.discoverhongkong.com>



The Education University of Hong Kong is located at Tai Po, a new town at the north eastern part of the New Territories. The earliest habitants in Tai Po District can be traced from the Song Dynasty. You can found villages with more than hundreds of years coexist in harmony with modern shopping mall and industrial estate in Tai Po. The district has rich cultural heritage and natural environment which is surrounded by country parks and greenery.

To better understanding Tai Po District, you are welcome to visit the webpage managed by the Home Affairs Department of Hong Kong below:

[Hong Kong Fun in 18 Districts – Tai Po](#)

About Hong Kong – Hong Kong Map



For more geospatial information of Hong Kong, you may visit the GeoInfo Map website which is managed by the Lands Department of Hong Kong listed below:

<http://www1.map.gov.hk/gih3/view/index.jsp>

Pre-arrival Preparation –

Upon Receipt of Admission Notice



EdUHK is located at Tai Po district, the East of New Territories. It is a new town with residential buildings and shopping center. Therefore, supply of rental flat is sufficient;

1. Search for the information about the rental market and have thorough understanding about the rental price at the targeted region.
2. Search for the information about the property agents and understand their scope of services.
3. Read the rental guidelines and notes before signing into a tenancy agreement.
4. Select several targeted flats and contacted related property agents. Clearly state your requirements to the property agent such as area, rental price and other infrastructure.
5. Arrive Hong Kong to have house visit.
6. If you satisfy with the flat, come into the details with property agent / landlord.
7. Entering into Tenancy Agreement after all terms are agreed.

Pre-arrival Preparation –

2 Weeks before Commencement of School Day



1. Move in your new flat, purchase your daily goods/ consumables;
2. Walking around and understand the route and time require to school.

Pre-arrival Preparation – Financial Implications on Rental Housing



Apart from looking for a suitable flat, you are recommended to make estimation on the initial expenditures incurred by renting a flat through property agent.

1. Expenditure for renting a flat:

The level of rent depends very much on its location, size and ancillary facilities available. On top of the monthly rental, a number of charges and fees may incur in a signing a leasing contract through property agent including:

- * Refundable deposit (normally at 2 months' rental)
- * Rental for the first month
- * Commission charged by the property agent (ranges from half to a months' rental)
- * Stamp duty for leasing of property charged by the government (0.25% - 0.5% of the yearly rental) http://www.gov.hk/en/residents/taxes/stamp/stamp_duty_rates.htm

2. Expenditure for opening of utilities account (water, electricity and gas supply):

Before signing the tenancy agreement, you should confirm with the landlord if you have to apply for utility services by yourself, transfer the existing account to you, or settle the bill directly with the landlord or the utilities supplier. Please refer to the following links for details in opening or transfer of utilities account:

Electricity – around HK\$500 deposit

<https://www.clponline.com.hk/myHome/CustomerService/OpenAccount/Pages/Default.aspx?lang=en>

Water – HK\$400 deposit

http://www.wsd.gov.hk/en/customer_services_and_water_bills/taking_up_or_closing_water_account/change_of_consumership/index.html

Gas – HK\$600 deposit

<http://www.towngas.com/eng/cust/household/custservice/opencloseaccount.aspx>

Domestic LPG

There are 2 kinds of LPG services available on market. One is Domestic Piped-in and the other one is Domestic Cylinder. The price in April 2011 listed from one of the LPG suppliers is as follow:

- * Domestic Cylinder Wholesale Price - HK\$13.42 per kg
- * Domestic Piped-in List Price - HK\$39.64 per cubic metre

The monthly charge for each type of utility depends on your daily consumption. Some utility suppliers impose a minimum monthly fee. Detail information can be found from the suppliers' website.



Rental Flat

Tenant and landlord enter into an agreement called 'Tenancy Agreement' which contains the obligations and rights of tenant and landlord. Normally, the shortest rental period is one year.

The most common way to enter into the agreement is through the property agent. The property agent would help tenant to find a targeted flat and provide services to tenant and landlord entering the agreement. Both tenant and the landlord are required to pay certain amount of commission to the property agent as services charges.

Besides the rent paying to landlord each month, tenant is required to pay for their own utilities charges.

Services Apartment

Services Apartment provides both short-term and long-term rental services. But rent is higher than rental flat because the apartment is furnished with basic furniture and electrical appliances. Furthermore, cleaning services would be provided and tenant is not required to pay extra utilities charges.

Rental Guidelines – Understanding the Rental Procedures



In Hong Kong, tenant has two alternatives to rent a flat, one is to deal with the landlord directly, and the other is seeking assistance from property agent in finding a flat. Usually, the people in Hong Kong like to select the latter one because it saves time and have more choices. However the tenant is required to pay for the commission to the agent. Below are the procedures to reach the tenancy agreement.

1. Landlord release her flat for rental in the market through property agents;
2. Tenant approach property agent and list out her preference of a flat;
3. The agent sort out the most suitable flat for the tenant and arrange house visit;
4. If the tenant satisfies with the conditions of the flat, then come into the details with the landlord such as rental price, rental period, furniture provided etc.
5. The agent would draft the agreement for both parties after all terms are discussed;
6. The tenant should double check with the agreement before signing;
7. The tenant and landlord keep a copy of the “Tenancy Agreement”.

Rental Guidelines – Selection of Property



Although you are not entering into an agreement to buy a flat, it is also important to consider the following questions before renting a flat:

1. What type of property that I want?
Apartment or house?
2. Is it an individual flat or shared with others?
3. How much of rent can I afford?
4. How long is the rental period?
5. Besides the rental, what other expenses that I should be responsible for?
6. Any furniture / electrical appliances provided in the flat?
7. How is the infrastructure / transportation network around?
8. How long does it require traveling from the flat to school? What is the cost?
9. Has the flat been mortgaged? Whether the bank has agreed the flat being rented out?

Rental Guidelines – House Visit and Checking



1. Go to house visit with family or friends for more opinions;
2. Visit should be held in day-time to have clear picture about the flat;
3. Before visit, tenant has to sign a document called “[Estate Agency Agreement for Leasing of Residential Properties in Hong Kong](#)” which is about the responsibility between tenant and agent;
4. There are several advices when coming to house visit:
 - Check any peeling off from external wall of the building;
 - Any security guard station at main entrance? Any fire-safety facilities installed?
 - Check whether the common area of the building is clean and tidy;
 - Check the layout of the flat;
 - Check the condition of the provided furniture and / or electrical appliances;
 - Check if there are any seepage problem at kitchen and bathroom;
 - Is the flat with good ventilation?

If the tenant is satisfy with the flat, check with the agent / landlord what furniture would be included, and what expenses should be responsible for landlord / tenants other than the rental charges. With the consent from landlord, take photos for reference and record.

Rental Guidelines – Signing the Tenancy Agreement



- Tenant is strongly advised to read the “[Notes on Signing a Tenancy Agreement](#)” published jointly by the Estate Agents Authority and Consumer Council. Tenant may go to the corner of “[Frequently Asked Questions](#)” for more suggested information.
- [Sample of Tenancy Agreement](#)

Rental Guidelines – Renewal or Termination of Agreement



If tenant plans to renew or terminate the agreement, he /she must act according to the terms of the agreement, please go to the “[Notes on Signing a Tenancy Agreement](#)” for more details.

Rental Guidelines – The Rights and Obligations



Besides the rights and obligations listed on the agreement, there are some implied terms that landlord and tenant must comply with. For more details, please refer to the [Contents of Tenancy Agreement](#) and [Appendix Common Provisions](#) published by Estate Agents Authority.



Daily Life

It is important for students knowing about shopping stores for daily life around your home because it would save time to walk around.

Shopping Stores near Tai Po Campus

Chain Supermarket

- Wellcome <http://www.welcome.com.hk>
- Parknshop <http://www.parknshop.com>
- Crcshop <http://www.crvanguard.com.hk>

Chain Furniture Store

- Ikea <http://www.ikea.com.hk/>
- Pricerite <http://www.pricerite.com.hk>
- SevenSea <http://www.sevensea.com.hk>
- Ulferts <http://www.ulferts.com.hk>

Chain Department Store

- Yata <http://www.yata.hk>

Chain Electrical Appliance Store

- Fortress <http://www.fortress.com.hk>
- Chung Yuen <http://www.cyeshop.com>
- Broadway <http://www.broadway.com.hk>

Shopping Stores near Town Centre

Chain Supermarket

- Wellcome <http://www.welcome.com.hk>
- Parknshop <http://www.parknshop.com>
- Crcshop <http://www.crvanguard.com.hk>

Chain Furniture Store

- Pricerite <http://www.pricerite.com.hk>
- SevenSea <http://www.sevensea.com.hk>
- Ulferts <http://www.ulferts.com.hk>

Chain Department Store

- Citistore <http://www.citistore.com.hk>
- Sincere <http://www.sincere.com.hk>
- Wing On <http://www.wingonet.com>
- JUSCO <http://www.jusco.com.hk>

Chain Electrical Appliance Store

- Fortress <http://www.fortress.com.hk>
- Chung Yuen <http://www.cyeshop.com>
- Broadway <http://www.broadway.com.hk>

Disclaimer:

The above information provided is for reference purpose only to students of EdUHK. EdUHK is independent from these external parties and will not be liable for any accuracy of the information contained or any loss, destruction or damage arising from any use of the information delivered.



FAQ

1. As a tenant, is it a must to sign the “Estate Agency Agreement for Leasing of Residential Properties in Hong Kong” with the Estate Agent?

Ans: Tenants are encouraged to sign the estate agency agreement with the estate agent as the agreement will state clearly key terms of the appointment such as the validity period of the agreement, the agency relationship and the amount of the commission. Doing so will enhance the transparency of the transaction and help protect the interests of both parties.

2. Does the law say that the amount of commission should be half of a month’s rental?

Ans: The law has no stipulations on the amount or the rate of commission an estate agent is entitled to. It is subject to negotiation between you and your appointed estate agent.

3. Is there any statutory control on rent or security of tenure for domestic tenancies?

Ans: Rent and security of tenure in respect of domestic tenancies created on or after 9 July 2004 are not subject to any statutory control.

4. How can the landlord and the tenant agree on the format of the tenancy agreement?

Ans: Landlords and tenants may freely agree on the format and all the terms. Landlords and tenants may refer to the booklet entitled "Notes on Signing a Tenancy Agreement" issued jointly by the Consumer Council and Estate Agents Authority which contains useful information on tenancy agreements.

5. How to know the property is mortgaged?

Ans: The tenant should check with the landlord or the Land Registry whether the property is mortgaged. If it is, the tenant should ask the landlord whether the bank has agreed to the property being rented out. Generally, a mortgage agreement will stipulate that, unless the landlord has obtained the bank’s approval, the mortgaged property cannot be rented out. Otherwise, the bank will not recognize the tenant’s tenure. If the landlord rents out the property without the bank’s approval and then stops paying the mortgage, when the bank takes possession, the tenant will lose his/her right to continue renting the property. The tenant may also be unable to get his/her deposit back.

6. How much deposit should tenant pay to landlord?

Ans: Normally, the landlord will require the tenant to pay a deposit equivalent to one to three months’ rent as security deposit. Upon termination of the tenancy agreement, the landlord is entitled to deduct from the deposit the amount of rent and fees in arrears and return the balance to tenant if any.

7. Other than rent, any expenses should the tenant pay?

Ans: The tenancy agreement should state clearly which party will be responsible for expenses or fees related to the rental property. Expenses and fees usually include rates, management fees, property tax, utilities charges (Gas, water and electricity) and repairs costs.

8. Can the tenant make alterations to fittings or partitions of the rental property?

Ans: The tenancy agreement should clearly state whether the landlord will allow the tenant to make alterations to fittings or partitions of the rental property. Generally, the tenant is not permitted to make any alterations to partitions and fittings or make additions to the property without the landlord’s prior written consent.

9. Which parties have the right to terminate the agreement?

Ans: To protect the respective interests of the landlord and tenant, the tenancy agreement should state that if any party to the agreement breaches any term or condition in the tenancy agreement, the other party is entitled to terminate the agreement.

10. Who should be consulted if people have enquiries on the tenancy matters?

Ans: The Rating and Valuation Department is responsible for the administration of the Landlord and Tenant (Consolidation) Ordinance. The Department’s Tenancy Services Section provides a free enquiry and mediation services on tenancy matters for the public. Moreover, the Duty Lawyer Services is arranged at District Offices for free legal advises.

Source of Information:

1. Estate Agents Authority - <http://www.eaa.org.hk>
2. GovHK - <http://www.gov.hk>
3. Consumer Council - <http://www.consumer.org.hk>



Useful Links

HK Government

Studying in Hong Kong <http://www.gov.hk/en/nonresidents/studyinghk/>

Hong Kong Observatory <http://www.hko.gov.hk/contente.htm>

Immigration Department <http://www.immd.gov.hk/>

EdUHK

Home <http://www.eduhk.hk>

Transportation <http://www.eduhk.hk/main/transportation-map>

Public

Estates Agents Authority <http://www.eaa.org.hk>

Consumer Council <http://www.consumer.org.hk>

Kowloon Motors Bus <http://www.kmb.hk>

Mass Transit Railway (MTR) <http://www.mtr.com.hk>



Property Agent

(The private rental properties and property agents mentioned in this website are for information only. The EdUHK and the Student Affairs Office have no relationship with these agents and would not take any responsibility about the content of these websites.)

Major Property Agents

Hong Kong Village <http://www.hkv.hk>

GoHome <http://www.gohome.com.hk>

Hong Kong Property <http://www.hkp.com.hk>

Centaline <http://hk.centanet.com>

Midland Realty <http://www.midland.com.hk>

Ricacorp <http://www.ricacorp.com>

Central 21 Property <http://www.century21-hk.com>



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