



Accommodation Tips (For reference only)

1. Off Campus Accommodation in Hong Kong

Private Property Tenancy period is usually two years. Apart from monthly rentals, tenants are normally expected to pay for utilities. No commission would be charged if the property is rented directly from the landlord. A commission which is equal to 50% or 100% of one month's rental would be charged if renting through property agent. Terms and conditions must be checked carefully before renting private property.	
Property Agencies with more branches	Centaline Property Agency Limited (https://hk.centanet.com/)
	Century 21 Hong Kong Limited (https://www.c21.hk/)
	Hong Kong Property Services (Agency) Limited (http://en.hkp.com.hk/)
	Midland Realty (https://www.midland.com.hk/en/)
	Ricacorp Properties Limited (https://property.ricacorp.com/en/post)
Property Rental & Housing Agents	https://www.angloinfo.com/hong-kong/directory/hong-kong-property-rental-housing-agents-431
Online Housing Information	student.com (https://www.student.com/hk/hong-kong)
	28Hse (https://www.28hse.com/en/)
	Homates (https://www.homates.com/en/flat-for-rent)
	House730 (https://www.house730.com/en-us/)

Non-governmental Organizations (NGOs) Some non-governmental organizations (NGOs) in Hong Kong also provide accommodation service. Similar to private housing, a tenant has to enter into a tenancy agreement with the organization for a fixed period of tenancy, normally one year. A tenant may save the commissions paid to the property agents as he / she rents the flat directly from the landlord.	
Caritas Hospitality Services	https://chs.caritas.org.hk/page.aspx?73%2feWedQ4weKvSUd%2f15zZQ=%3d
Hong Kong YWCA - Bonham Residence Hong Kong	http://www.yhk.com.hk/templates/show.aspx?i=742&language=en-US
The Salvation Army - Booth Lodge	https://salvationarmy.org.hk/our-work/booth-lodge/?lang=en

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Student Accommodation Operators

The rents are typically all-inclusive, providing services like 24/7 security, cleaning, and social or recreational facilities. The availability, accommodation provisions, service level, and pricing are likely to vary on a yearly basis.

Y.X Community	https://ydotx.com/locations
Weave Living – Weave Studios	https://www.weave-living.com/en/hk/
Yesinspace serviced apartments	https://yesinspace.com/en/hong-kong/hk-serviced-apartments/index.html
Sunny House	https://sunnyhouse.hk/en/home/

Estimated Rental for Properties in the Vicinity of The Academy Wanchai Campus

The Hong Kong Academy for Performing Arts is in Wanchai, Hong Kong Island. Below table illustrates the estimated rental of the areas closes to Wanchai Campus:

Areas Close to Wanchai Campus	Estimated Monthly Rental (HK\$)*
Wanchai & Causeway Bay	\$13,000 - \$20,000
Central & Sheung Wan	\$14,000 - \$26,000
Sai Ying Pun, Shek Tong Tsui, Kennedy Town	\$13,000 - \$22,000
Eastern District	\$9,000 - \$19,000

* The above estimated rental is compiled based on apartments with 2 bedrooms, saleable area 300-500 square feet.

Raise awareness of different forms of Deception!

In recent years, students have been cheated by bogus phone calls, phishing attack and you should dial Anti-Scam Helpline 18222 to contact the Anti-Deception Coordination Centre of the Hong Kong Police Force (ADCC) officers for assistance in response to suspicious deception cases.

The latest deception alerts announced by the Hong Kong Police Force are available here:

<https://www.adcc.gov.hk/en-hk/alerts.html>



The one-stop scam and pitfall search engine” Scameter” helps the public identify frauds and online pitfalls:

<https://cyberdefender.hk/en-us/scameter/>

The app version “Scameter+” is available for download on the App Store, Google Play, and Huawei AppGallery.

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2. Related Expenses

Security Deposit	Landlords usually require a security deposit which is equivalent to 2 months' rental. Damages to the flat, furniture, or electric appliances furnished by the landlord will be covered by the security deposit for replacement or repairs. Otherwise, security deposit will be returned to tenants upon proper termination of the lease.
Water Supply	Every domestic household has a water meter and is billed for water supply every 4 months. Water charges are about HK\$100 per month subject to usage. Water tariffs are divided into four tiers. In the first tier, a free supply of 12 cubic metres is provided for each household every four months. About fresh water for flushing, first 30 cubic metres is free in first tier. Procedures for applying for a water account are available on the Water Supplies Department website: https://www.wsd.gov.hk/en/home/index.html
Electricity	<p>Hong Kong has two electricity power suppliers:</p> <ul style="list-style-type: none"> The Hong Kong Electric Company (https://www.hkelectric.com) provides electricity supply to Hong Kong Island and Lamma Island. Their billing period is one month. CLP Power Hong Kong Limited (https://www.clp.com.hk) provides electricity supply to Kowloon, the New Territories and most of the outlying islands. Their billing period is two months. <p>Every domestic household has an electricity meter and electricity charges are about HK\$300 - HK\$500 per month subject to usage. Procedures for applying for an electricity account are available on the websites of the suppliers.</p>
Gas	The Hong Kong and China Gas Company Limited (Towngas) is the only town gas supplier in Hong Kong. Every domestic household has a town gas meter and is billed for town gas supply every 2 months. Town gas charges are about HK\$300 - HK\$500 per month subject to usage. Procedures for applying for a town gas account are available on the Towngas website: https://www.towngas.com/en/Home
Internet	<p>There are several broadband service providers offering plans of different bandwidths for domestic customers. These plans require customers to commit using their services for a certain period of time (e.g. 12 months). Charges might include installation, activation, monthly usage, and etc.</p> <p>Internet service providers: Netvigator: https://www.netvigator.com/eng/index.html Hong Kong Broadband Network: https://www.hkbn.net/personal/home/en/landing HGC Global Communications: https://www.hgcbroadband.com/en/broadband</p>

Notes:

- not all of the above expenses are required to be paid by tenants
- expenses are calculated based on the assumption of two persons sharing a single flat

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3. Tenancy Matters

Estate Agents Authority	Tenancy Guide for Non-local Students in Hong Kong http://smart.eaa.org.hk/wp-content/uploads/2016/12/TenancyGuideForNonLocalStudentsInHongKong.pdf
	A Guide to Tenancy https://www.eaa.org.hk/Portals/0/Sections/CC/AGuideToTenancy_eng.pdf
	Notes on Appointing Estate Agents http://www.eaa.org.hk/Portals/0/Sections/CC/NotesOnAppointingEstateAgents.pdf
	Key Information of Residential Properties https://www.eaa.org.hk/Portals/0/Sections/CC/KeyInformationOfResidentialProperties.pdf
	Smart Property Transaction Tips http://smart.eaa.org.hk/wp-content/uploads/2016/12/smartproptantips_eng.pdf
Inland Revenue Department	Stamping Procedures and Explanatory Notes https://www.ird.gov.hk/eng/pdf/irsd119.pdf

4. Flatmate Pairing

If you would like the SAO to pair you up with a flatmate, please complete the online “Flatmate Pairing Application Form” now! You will have a higher chance of finding a flatmate the earlier you submit the completed form to us at <https://forms.cloud.microsoft/r/4tH7KKEcFf?origin=lprLink>.

The SAO will only use your information provided in the application for flatmate pairing. Your information may be shared with other students who are looking for a flatmate. We do not guarantee a successful flatmate pairing from each application.

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