

## Off Campus Accommodation in Hong Kong (for reference only)

### TYPES OF ACCOMMODATION

Hostel / Guesthouse	
Feature	Ranges from short-stay to long-stay, hostels and guesthouses in Hong Kong offer flexible accommodation options. Terms and conditions must be checked carefully before renting from these places.
Rental	Around HK\$4,000 – HK\$10,000 per person per month
Hostel / Guesthouse	Campus Hong Kong ( <a href="http://www.campushk.com/">http://www.campushk.com/</a> ) <span style="float: right;">Tel: 2355 8888</span>
	Miu Kang Terrace ( <a href="https://zh-hk.facebook.com/miukangterrace/">https://zh-hk.facebook.com/miukangterrace/</a> ) <span style="float: right;">Tel: 2863 4243</span>
	Caritas Hostel Services ( <a href="http://www.caritas-chs.org.hk/eng/dormitory.asp/">http://www.caritas-chs.org.hk/eng/dormitory.asp/</a> ) <span style="float: right;">Tel: 2843 4609</span>
	Hop Inn ( <a href="http://www.hopinn.hk/">http://www.hopinn.hk/</a> ) <span style="float: right;">Tel: 2881 7331</span>
	Uni Hall ( <a href="http://www.unihall.com.hk/">http://www.unihall.com.hk/</a> ) <span style="float: right;">Tel: 3426 9993</span>
	Y Loft ( <a href="http://www.youthsquare.hk/eng/yloft_hostel_rooms/">http://www.youthsquare.hk/eng/yloft_hostel_rooms/</a> ) <span style="float: right;">Tel: 3721 8808</span>
Private Property	
Feature	Tenancy period is usually one year. 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.
Rental	Around HK\$11,000 (150 square feet) – HK\$20,000 (300-500 square feet) (Hong Kong Island area)
Property Agent	Centaline Property Agency Limited ( <a href="http://hk.centanet.com/">http://hk.centanet.com/</a> ) <span style="float: right;">Tel: 2521 8402</span>
	Century 21 Hong Kong Limited ( <a href="http://century21-hk.com/">http://century21-hk.com/</a> ) <span style="float: right;">Tel: 3462 3377</span>
	Hong Kong Property Services (Agency) Limited ( <a href="http://en.hkp.com.hk/">http://en.hkp.com.hk/</a> ) <span style="float: right;">Tel: 2801 7822</span>
	Midland Realty ( <a href="http://www.midland.com.hk/">http://www.midland.com.hk/</a> ) <span style="float: right;">Tel: 2311 1200</span>
	Ricacorp Properties Limited ( <a href="http://www.ricacorp.com/">http://www.ricacorp.com/</a> ) <span style="float: right;">Tel: 2506 0008</span>
Online Housing Information	Contented Living ( <a href="https://www.contentedlivings.com/">https://www.contentedlivings.com/</a> ) <span style="float: right;">Tel: 3619 4662</span>
	852 House ( <a href="https://www.852.house/zh/properties/">https://www.852.house/zh/properties/</a> ) <span style="float: right;">Tel: 3915 1638</span>
	28Hse ( <a href="https://www.28hse.com/en/">https://www.28hse.com/en/</a> ) <span style="float: right;">Tel: 3904 3021</span>
	591 ( <a href="https://www.591.com.hk/">https://www.591.com.hk/</a> ) <span style="float: right;">Tel: 2521 8402</span>
Non-government Organization	
Features	Some Non-government Organizations in Hong Kong provides accommodation. Similar to renting private property, a formal tenancy agreement of about one year has to be signed when renting from these service providers.
Rental	Around HK\$14,000 per flat per month
Organisation	Tung Wah Group of Hospitals ( <a href="http://www.tungwah.org.hk/">http://www.tungwah.org.hk/</a> ) <span style="float: right;">Tel: 2859 7766</span>

Serviced Apartment	
Features	Ranges from short-stay to long-stay, serviced apartments are furnished with furniture, and are centrally managed with cleaning and basic maintenance services.
Rental	Starting from around HK\$13,500 (150 square feet)
Serviced Apartment	de Fenwick ( <a href="http://www.defenwick.com/">http://www.defenwick.com/</a> ) <span style="float: right;">Tel: 6035 5222</span>
	V Wanchai ( <a href="http://www.thev.hk/">http://www.thev.hk/</a> ) <span style="float: right;">Tel: 3602 2388</span>
	V Causeway Bay ( <a href="http://www.thev.hk/">http://www.thev.hk/</a> ) <span style="float: right;">Tel: 3602 2388</span>
	Lodgewood ( <a href="http://www.lhotelgroup.com/en/hotel/lodgewood-by-lhotel-wanchai/">http://www.lhotelgroup.com/en/hotel/lodgewood-by-lhotel-wanchai/</a> ) <span style="float: right;">Tel: 3968 7421</span>
	The Harmonium ( <a href="https://www.700limited.com/">https://www.700limited.com/</a> ) <span style="float: right;">Tel: 2527 1700</span>

## 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. For details: <a href="https://goo.gl/okA6rJ">https://goo.gl/okA6rJ</a> Procedures for applying for a water account are available on the Water Supplies Department website: <a href="http://www.wsd.gov.hk">http://www.wsd.gov.hk</a>
Electricity	Hong Kong has two electricity power suppliers: <ul style="list-style-type: none"> <li>The Hong Kong Electric Company (<a href="https://www.hkelectric.com">https://www.hkelectric.com</a>) provides electricity supply to Hong Kong Island and Lamma Island. Their billing period is one month.</li> <li>CLP Power Hong Kong Limited (<a href="https://www.clp.com.hk">https://www.clp.com.hk</a>) provides electricity supply to Kowloon, the New Territories and most of the outlying islands. Their billing period is two months.</li> </ul> <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: <a href="http://www.towngas.com">http://www.towngas.com</a>
Internet	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.
	Internet service providers: Netvigator: <a href="https://www.netvigator.com">https://www.netvigator.com</a> Hong Kong Broadband Network: <a href="http://www.hkbn.net">http://www.hkbn.net</a> Hong Kong Cable Television Limited: <a href="http://www.cabletv.com.hk/en/broadband.php">http://www.cabletv.com.hk/en/broadband.php</a>

### 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

## TENANCY

### ***Looking for Accommodation and Creating a Tenancy***

Before making a decision, you should consider carefully factors such as your budget, rental period, additional charges from the landlord, transportation available, location of the property and its surrounding environment. If possible, ask a friend to accompany you when viewing the property and signing the Tenancy Agreement. You may also consider the following factors if you are planning to rent through a Property Agency:

1. Make sure to choose a Licensed Property Agent.
2. Sign the "Estate Agency Agreement for Leasing of Residential Properties in Hong Kong" with your Property Agent. The agreement should include :
  - The agreed commission for your Property Agent once your lease is confirmed.
  - Details of the property, such as the size of the property, the purpose of use, and etc.
  - Agency relationship and duties of the Agent.
  - Other agreed terms and conditions.
3. Avoid visiting the same property with different Property Agents to prevent possible conflict of interest.
4. Remember to check if the actual property and facilities included (e.g. fire alarm and services) are as described in the Tenancy Agreement. All facilities should be properly installed.
5. Visit the Estate Agents Authority website for reference:  
<http://www.eaa.org.hk/en-us/Information-Centre/Publications/Monograph-Hong-Kong-Domestic-Tenancy>

### ***Property Inspection***

The following points should be taken into account when inspecting a property:

- ✓ Is the environment of the building safe? Is there any security guard in the building?
- ✓ Are the communal area and the surrounding area of the building clean?
- ✓ Are the furniture and/or electrical appliances in good condition?
- ✓ Are the doors and door locks in good condition?
- ✓ Check the meter records of town gas, electricity and water supplies.
- ✓ Any broken windowpane?
- ✓ Any drainage from window?
- ✓ Any drainage from water basin, or leaky pipe?
- ✓ Any defects of the main drains, pipes and cables?
- ✓ Any defects of the gas supply pipe?
- ✓ Any defects of the floor and walls?
- ✓ Any cracked plaster from the ceiling?
- ✓ Are the water heater and air-conditioner in good condition?

### ***Signing a Tenancy Agreement***

Visit the below Estate Agents Authority websites before signing a Tenancy Agreement:

A Guide to Tenancy: [https://www.eaa.org.hk/Portals/0/Sections/CC/AGuideToTenancy\\_eng.pdf](https://www.eaa.org.hk/Portals/0/Sections/CC/AGuideToTenancy_eng.pdf)

Notes on Signing a Tenancy Agreement: <http://www.eaa.org.hk/consumers/doc/tenancy.pdf>

Consumer Corner: <http://www.eaa.org.hk/en-us/Consumer-Corner>

FAQs <http://www.eaa.org.hk/en-us/Consumer-Corner/Frequently-Asked-Questions>

You should request and keep a copy of all signed documents and receipts issued by the landlord.

### ***Early Termination***

If you want to terminate the lease before the agreed term of tenancy agreement, the landlord has the right to claim the rest of the rent up to the end of the tenancy agreement and the security deposit might not be refunded.