



Accommodation Tips (For reference only)

1. Types of Off Campus Accommodation in Hong Kong

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	Residence G (https://www.hotels-g.com/hong-kong/#top) Tel: 2355 8888
	Miu Kang Terrace (https://zh-hk.facebook.com/miukangterrace/) Tel: 2863 4243
	Caritas Hospitality Services (https://www.caritas-chs.org.hk/index.aspx) Tel: 2843 4716
	Hop Inn (http://www.hopinn.hk/) Tel: 2881 7331
	Uni Hall (http://www.unihall.com.hk/) Tel: 3426 9993
	Y Loft (http://www.youthsquare.hk/eng/yloft_hostel_rooms/) Tel: 3721 8989
	Minimal Hotel · Urban (https://www.minimalhotels.com.hk/urban/en-gb/long-stay-offer) Tel: 3518 6688
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 (https://hk.centanet.com/info/en/index) Tel: 2521 8402
	Century 21 Hong Kong Limited (https://www.c21.hk/) Tel: 2869 7221
	Hong Kong Property Services (Agency) Limited (http://en.hkp.com.hk/) Tel: 2316 3088
	Midland Realty (https://www.midland.com.hk/en/) Tel: 2311 1200
	Ricacorp Properties Limited (https://property.ricacorp.com/en/post) Tel: 2506 0008
Online Housing Information	Contented Living (https://www.contentedlivings.com/?lang=en) Tel: 3619 4662
	852 House (https://www.852.house/zh/properties/) Tel: 3915 1638
	28Hse (https://www.28hse.com/en/) Tel: 3904 3021
	591 (https://www.591.com.hk/) Tel: 2197 4910
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 (https://www.tungwah.org.hk/en/) Tel: 2859 7766

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 (http://www.defenwick.com/) Tel: 6035 5222
	The V (http://www.thev.hk/) Tel: 3602 2388
	Lodgewood (http://www.lhotelgroup.com/en/hotel/lodgewood-by-lhotel-wanchai/) Tel: 3968 7555
	The Harmonium (https://www.700limited.com/) Tel: 2527 1700

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. For details: https://goo.gl/okA6rJ 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	Hong Kong has two electricity power suppliers: <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	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: https://www.netvigator.com/eng/index.html Hong Kong Broadband Network: https://www.hkbn.net/personal/home/en/landing Hong Kong Cable Television Limited: http://www.cabletv.com.hk/en/broadband.php

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

3. 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

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.

4. Flatmate Pairing

If you would like the SAO to pair you up with a flatmate, please complete the “Flatmate Pairing Application Form” now! You will have a higher chance to find a flatmate the earlier you return the completed form to us at sao@hkapa.edu .

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.

Flatmate Pairing Application Form 室友配對申請表

Part A. Personal Particulars 甲部：個人資料

Name 姓名 English 中文
Surname First Name

Student Number 學生編號 Gender 性別 M 男 / F 女 *

Phone Number 電話號碼 Email 電郵

School 學院 Chinese Opera 戲曲 / Dance 舞蹈 / Drama 戲劇 / Film and Television 電影電視 / Music 音樂 /
Theatre and Entertainment Arts 舞台及製作藝術 *

Programme 課程 Master's Degree 碩士學位 / Bachelor's Degree 學士學位 / Advanced Diploma 高等文憑 /
Diploma 文憑 / Diploma in Foundations 基礎文憑 / Certificate in TEA (Fast Track Vocational) 舞台及
製作藝術 (精研職業訓練) 證書 / Exchange Student 交換生 / Visiting Student 特別生 *

Year 年級 Major 主修
1 / 2 / 3 / 4 *

* Delete where inappropriate 請刪去不適用者

Part B. Preference 乙部：期望

Rental Budget 房租預算 (HK\$ per person per month 每人每月港幣)

Number of Flatmate(s) 室友人數

Commencement Date of the Lease 租約開始日期

District(s) 地區

Others 其他

Part C. Declaration 丙部：聲明

I understand that the Student Affairs Office will only use my information provided in this application for flatmate pairing. My information may be shared with other students who are looking for a flatmate.

The Student Affairs Office does not guarantee a successful flatmate pairing from each application.

我明白學生事務處將使用我於本表格所提供的資料協助我尋找室友，我的資料可能會提供給有關同學。

學生事務處並不能保證每份申請皆能配對成功。

Signature 簽名 Date 日期