

## Two landlords of subdivided units under regulated tenancies convicted of contravening relevant statutory requirements

Two landlords of subdivided units (SDUs), who contravened Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (the Ordinance) pleaded guilty and were fined a total of \$10,000 today (May 31) at the Eastern Magistrates' Courts. Since the Ordinance has come into force, the Rating and Valuation Department (RVD) has successfully prosecuted 269 cases involving a total of 231 SDU landlords, with fines ranging from \$400 to \$18,600, amounting to a total of \$492,010.

The offences of these landlords include (1) failing to submit a Notice of Tenancy (Form AR2) to the Commissioner of Rating and Valuation within 60 days after the term of the regulated tenancy commenced; and (2) requesting the tenant to pay money other than the types permitted under the Ordinance. One of the landlords was fined \$9,200 for having committed 12 offences under (1) and (2) above, including requiring two tenants to pay waste disposal fees for a few months, etc.

The RVD earlier discovered that the landlords failed to comply with the relevant requirements under the Ordinance. Upon an in-depth investigation and evidence collection, the RVD prosecuted against the landlords.

A spokesman for the RVD reiterated that SDU landlords must comply with the relevant requirements under the Ordinance; and also reminded SDU tenants of their rights under the Ordinance. He also stressed that the RVD will continue to take resolute enforcement action against any contraventions of the Ordinance. Apart from following up on reported cases, the RVD has been adopting a multipronged approach to proactively identify, investigate and follow up on cases concerning landlords who are suspected of contravening the Ordinance. In particular, the RVD has been requiring landlords of regulated tenancies to provide information and reference documents of their tenancies for checking whether the landlords concerned have complied with the requirements of the Ordinance. If a landlord, without reasonable excuse, refuses to provide the relevant information or neglects the RVD's request, the landlord commits an offence and is liable to a maximum fine at level 3 (\$10,000) and to imprisonment for three months. Depending on the actual circumstances and having regard to the information and evidence collected, the RVD will take appropriate actions on individual cases, including instigating prosecution against suspected contraventions of the Ordinance.

To help curb illegal acts as soon as possible, members of the public should report to the RVD promptly any suspected cases of contravening the relevant requirements. Reporting can be made through the telephone hotline

(2150 8303), by email ([enquiries@rvd.gov.hk](mailto:enquiries@rvd.gov.hk)), by fax (2116 4920), by post (15/F, Cheung Sha Wan Government Offices, 303 Cheung Sha Wan Road, Kowloon), or in person (visiting the Tenancy Services Section office of the RVD at Room 3816-22, 38/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong, and please call 2150 8303 to make an appointment). Furthermore, the RVD has provided a form (Form AR4) ([www.rvd.gov.hk/doc/en/forms/ar4.pdf](http://www.rvd.gov.hk/doc/en/forms/ar4.pdf)) on its website to facilitate SDU tenants' reporting to the RVD.

The RVD reminds that pursuant to the Ordinance, a regulated cycle of regulated tenancies is to comprise two consecutive regulated tenancies (i.e. the first-term tenancy and second-term tenancy) for an SDU, and the term of each regulated tenancy is two years. A tenant of a first-term tenancy for an SDU is entitled to be granted a second-term tenancy of the regulated cycle, thus enjoying a total of four years of security of tenure. Since the first batch of regulated tenancies has already approached their second-term tenancies, the RVD has started a new round of publicity and education work in order to assist SDU landlords and tenants to understand the important matters pertaining to the second-term tenancy, and procedures that need to be followed about two months prior to the commencement of the purported second-term tenancy. In addition, the RVD has started issuing letters enclosing relevant information to the concerned landlords and tenants of regulated tenancies in batches, according to the expiry time of their first-term tenancies, to remind them about their respective obligations and rights under the Ordinance. These landlords and tenants may also visit the dedicated page for the second-term tenancy on the RVD's website ([www.rvd.gov.hk/en/tenancy\\_matters/second\\_term\\_tenancy.html](http://www.rvd.gov.hk/en/tenancy_matters/second_term_tenancy.html)) for the relevant information, including a concise guide, brochures, tutorial videos and frequently asked questions, etc. SDU landlords and tenants are also advised to familiarise themselves with the relevant statutory requirements and maintain close communication regarding the second-term tenancy for handling the matters properly and in a timely manner according to the Ordinance.

For enquiries related to regulated tenancies, please call the telephone hotline (2150 8303) or visit the RVD's webpage ([www.rvd.gov.hk/en/our\\_services/part\\_iva.html](http://www.rvd.gov.hk/en/our_services/part_iva.html)) for the relevant information.

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## **Update on dengue fever**

The Centre for Health Protection (CHP) of the Department of Health today (May 31) reported the latest number of dengue fever (DF) cases, and urged the public to maintain strict environmental hygiene, mosquito control and personal protective measures both locally and during travel.

From May 24 to yesterday (May 30), the CHP recorded three imported DF cases. The patients had been to the Maldives (one case) and Indonesia (two cases) respectively during the incubation period.

As of yesterday, 27 cases of DF, including 26 imported and one local cases, had been recorded in 2024. In 2023, 62 imported cases of DF were recorded.

According to the World Health Organization, the global incidence of DF has markedly increased over the past two decades, posing a substantial public health challenge. In 2023, ongoing transmission, combined with an unexpected spike in DF cases, had resulted in close to a historic high of over 5 million cases and more than 5 000 dengue-related deaths reported in over 80 countries/territories. The latest surveillance data shows that there is an increase in DF cases noted in some places in Asia (such as Indonesia, Malaysia, Singapore and Thailand) compared to the same period last year. Since the beginning of 2024, the Americas, including Brazil, Argentina and Peru, have recorded over 8 million cases, a record number. Detailed information on the latest DF situation in Hong Kong, as well as neighbouring and overseas countries and areas, has been uploaded to the CHP website ([www.chp.gov.hk/files/pdf/df\\_imported\\_cases\\_and\\_overseas\\_figures\\_eng.pdf](http://www.chp.gov.hk/files/pdf/df_imported_cases_and_overseas_figures_eng.pdf)).

"Apart from general measures, travellers returning from areas affected by DF should apply insect repellent for 14 days upon arrival in Hong Kong. If feeling unwell, seek medical advice promptly and provide travel details to a doctor," a spokesman for the CHP said.

The public should take heed of the following advice on mosquito control:

- Thoroughly check all gully traps, roof gutters, surface channels and drains to prevent blockage;
- Scrub and clean drains and surface channels with an alkaline detergent compound at least once a week to remove any deposited mosquito eggs;
- Properly dispose of refuse, such as soft drink cans, empty bottles and boxes, in covered litter containers;
- Completely change the water of flowers and plants at least once a week. The use of saucers should be avoided if possible;
- Level irregular ground surfaces before the rainy season;
- Avoid staying in shrubby areas; and
- Take personal protective measures such as wearing light-coloured long-sleeved clothes and trousers and apply insect repellent containing DEET to clothing or uncovered areas of the body when doing outdoor activities.

DEET-containing insect repellents are effective and the public should take heed of the tips below:

- Read the label instructions carefully first;
- Apply right before entering an area with risk of mosquito bites;
- Apply on exposed skin and clothing;
- Use DEET of up to 30 per cent for pregnant women and up to 10 per cent for children\*;
- Apply sunscreen first, then insect repellent; and

- Reapply only when needed and follow the instructions.

\* For children who travel to countries or areas where mosquito-borne diseases are endemic or epidemic and where exposure is likely, those aged 2 months or above can use DEET-containing insect repellents with a DEET concentration of up to 30 per cent.

The public should call 1823 in case of mosquito problems and may visit the following pages for more information: the DF page of the [CHP](#) and the [Travel Health Service](#), the latest [Travel Health News](#), [tips for using insect repellents](#), and the CHP [Facebook Page](#) and [YouTube Channel](#).

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## [Response to media enquiries on value of total retail sales for April](#)

In response to media enquiries on the release of the value of total retail sales for April today (May 31), a Government spokesman gave the following response:

The year-on-year decline in the value of total retail sales in April this year was affected by various factors, including:

(1) The Easter holidays rendered the effects of the changing consumption pattern of residents more visible. During this year's Easter holiday period from the end of March to early April, there was a notable increase in the number of residents' departures compared to the Easter holidays in the preceding year. When residents made outbound trips, it not only affected their local consumption during their time away but also could have reduced consumption in the days before and after the trips.

(2) The base of comparison of the total retail sales value in the same period last year is relatively high. In April 2023, local consumption sentiment was rather buoyant, as Hong Kong just returned to normalcy after the pandemic and with the Government's disbursement of consumption vouchers, etc. In addition, in the initial period of normal travel resumption, the length of stay of inbound visitors was longer and their per capita spending was also higher. As a result, excluding the months of Lunar New Year and Christmas, the value of total retail sales in April 2023 was the highest since June 2019.

Besides, the unstable weather conditions in April this year, with higher-than-usual rainfall, also had some impact. Looking ahead, the changing consumption patterns of visitors and residents would continue to present challenges to the retail sector. Nevertheless, the increase of visitor arrivals, rising employment earnings, and the recent stabilisation of asset markets, would provide support to the retail sector and the overall economy of Hong Kong. In addition, the Government's strenuous efforts to promote a

mega event economy and boost market sentiment would also help.

The Government will continue to monitor the situation and introduce measures to boost Hong Kong's economy in a timely manner.

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## Grading of beach water quality released

The Environmental Protection Department (EPD) today (May 31) released the latest grading of water quality for 39 gazetted beaches (see Note 1) and one non-gazetted beach (see Note 2).

Fifteen beaches were rated as Good (Grade 1), 18 as Fair (Grade 2) and seven as Poor (Grade 3).

Grade 1 beaches are:

Chung Hom Kok Beach	Repulse Bay Beach*
Deep Water Bay Beach*	Silver Mine Bay Beach*
Hap Mun Bay Beach*	South Bay Beach*
Hung Shing Yeh Beach*	St. Stephen's Beach
Kiu Tsui Beach	Tong Fuk Beach
Lo So Shing Beach	Turtle Cove Beach
Lower Cheung Sha Beach	Upper Cheung Sha Beach
Middle Bay Beach	

Grade 2 beaches are:

Big Wave Bay Beach*	Hoi Mei Wan Beach
Butterfly Beach*	Kwun Yam Beach
Cafeteria New Beach	Lido Beach*
Casam Beach*	Pui O Beach*
Cheung Chau Tung Wan Beach*	Shek O Beach*
Clear Water Bay First Beach	Silverstrand Beach*
Clear Water Bay Second Beach*	Stanley Main Beach*
Discovery Bay Tai Pak Beach	Tai Po Lung Mei Beach*
Golden Beach*	Trio Beach

Grade 3 beaches are:

Anglers' Beach*	Kadoorie Beach*
Approach Beach	Ma Wan Tung Wan Beach*

Cafeteria Old Beach  
Castle Peak Beach

Ting Kau Beach\*

Compared with the grading released last week, Golden Beach, Hoi Mei Wan Beach and Lido Beach have been upgraded from Grade 3 to Grade 2. Clear Water Bay Second Beach and Stanley Main Beach have been changed from Grade 1 to Grade 2.

"The changes are generally within the normal range of fluctuation of the bacteriological water quality of the beaches," an EPD spokesman said.

Under the present grading system, beaches are classified into four grades, namely Good (Grade 1), Fair (Grade 2), Poor (Grade 3) and Very Poor (Grade 4), according to the level of E. coli in the water. Grades are calculated on the basis of the geometric mean of the E. coli counts on the five most recent sampling occasions.

While the ratings represent the general water quality at the beaches, the EPD spokesman reminded members of the public that water quality could be temporarily affected during and after periods of heavy rain. Bathers should avoid swimming at beaches for up to three days after a tropical cyclone or heavy rainfall.

A summary of beach grades is published weekly before the weekend. The latest beach grades based on the most current data may be obtained from the EPD's website on Beach Water Quality ([www.epd.gov.hk/epd/beach](http://www.epd.gov.hk/epd/beach)) or the beach hotline, 2511 6666. Members of the public can also obtain the latest daily water quality forecast information for all beaches that are open for swimming through the Beach Water Quality Forecast mobile application (available for download from: [www.epd.gov.hk/en/BWQApp](http://www.epd.gov.hk/en/BWQApp)) or the dedicated beach water quality forecast page ([www.epd.gov.hk/en/BWQForecast](http://www.epd.gov.hk/en/BWQForecast)) on the EPD's beach thematic website.

Note 1: Lifesaving services are provided by the Leisure and Cultural Services Department at 22 gazetted beaches, marked with an asterisk (\*) above, from April 1. Due to the damage caused to the footpaths leading to Chung Hom Kok Beach by landslides, the beach is temporarily closed until further notice. For details, please refer to the Leisure and Cultural Services Department's Special Announcement ([www.lcsd.gov.hk/en/beach/index.html](http://www.lcsd.gov.hk/en/beach/index.html)).

Note 2: This refers to Discovery Bay Tai Pak Beach which is a non-gazetted beach that has no lifesaving service.

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## **HAD's emergency hotline activated**

Attention duty announcers, radio and TV stations:

Please broadcast the following as soon as possible and repeat it at suitable intervals:

Following the issuing of Tropical Cyclone Warning Signal No. 3, the Home Affairs Department has activated a round-the-clock hotline, 2572 8427, for public enquiries on the tropical cyclone situation.