

[Phishing message and fraudulent website related to Alipay Financial Services \(HK\) Limited](#)

The following is issued on behalf of the Hong Kong Monetary Authority:

The Hong Kong Monetary Authority (HKMA) wishes to alert members of the public to a [press release](#) issued by Alipay Financial Services (HK) Limited relating to a phishing message and a fraudulent website. The relevant stored value facility (SVF) licensee has reported the case to the HKMA.

The fraudulent website reported by the SVF licensee known at the time is as follows:

`https://[.]aiipay[.]bhcde[.]shop`

The HKMA wishes to remind the public that anyone who has provided his or her personal information or account credentials, or who has conducted any financial transactions, through or in response to the message and the website concerned, should contact the relevant SVF licensee, and report to the Police or contact the Anti-Deception Coordination Centre of the Police at 18222.

[12 landlords of subdivided units under regulated tenancies convicted of contravening relevant statutory requirements](#)

Twelve landlords of subdivided units (SDUs) who contravened Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) pleaded guilty and were fined a total of \$29,200 today (December 15) at the Eastern Magistrates' Courts. Since the Ordinance has come into force, a total of 58 SDU landlords have been convicted of contravening the Ordinance.

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; (2) failing to produce copies of the bills and provide an account in writing when requiring the tenants to pay for the reimbursement of the apportioned water and/or electricity charges; and (3) failing to provide the tenant with a rent receipt. One of the landlords who contravened a total of seven offences under

(1), (2) and (3) above was fined \$4,800.

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

A spokesman for the RVD hopes that these convictions will send a strong message to SDU landlords that they must comply with the relevant requirements under the Ordinance, and also reminds SDU tenants of their rights under the Ordinance. He also stresses 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 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 prosecutions against suspected contravention of the Ordinance.

The RVD spokesman appeals to members of the public to come forward and report to the RVD promptly any suspected cases of contravening the relevant requirements. This would help curb illegal acts as soon as possible. Reporting can be made through the telephone hotline (2150 8303), by email (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) 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 is about to approach 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 started to issue letters enclosing relevant information to the concerned landlords and tenants of regulated

tenancies by 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) for the relevant information, including a concise guide, brochures, tutorial videos, 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) for the relevant information.

[Update on dengue fever](#)

The Centre for Health Protection (CHP) of the Department of Health today (December 15) 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 December 8 to yesterday (December 14), the CHP recorded three imported DF cases. The patients had been to India (one case), Laos (one case) and Thailand (one case) respectively during the incubation periods.

As of yesterday, 62 imported cases of DF had been recorded in 2023. In 2022, 26 imported cases of DF were recorded.

The latest surveillance data shows that there is an increase in DF cases noted in some places in Asia (such as Bangladesh, Malaysia, Taiwan and Thailand) compared to the same period last year. Members of the public, while travelling abroad, should stay vigilant and carry out effective mosquito prevention and control measures. 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's website (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 the 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
- Re-apply 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](#).

[Inspection of aquatic products imported from Japan](#)

In response to the Japanese Government's plan to discharge nuclear-contaminated water at the Fukushima Nuclear Power Station, the Director of Food and Environmental Hygiene issued a Food Safety Order which prohibits all aquatic products, sea salt and seaweeds originating from the 10 metropolis/prefectures, namely Tokyo, Fukushima, Ibaraki, Miyagi, Chiba, Gunma, Tochigi, Niigata, Nagano and Saitama, from being imported into and

supplied in Hong Kong.

For other Japanese aquatic products, sea salt, and seaweeds that are not prohibited from being imported into Hong Kong, the Centre for Food Safety (CFS) of the Food and Environmental Hygiene Department will conduct comprehensive radiological tests to verify that the radiation levels of these products do not exceed the guideline levels before they are allowed to be supplied in the market.

As the discharge of nuclear-contaminated water is unprecedented and will continue for 30 years or more, the Government will closely monitor and step up the testing arrangements. Should anomalies be detected, the Government does not preclude further tightening the scope of the import ban.

From noon on December 14 to noon today (December 15), the CFS conducted tests on the radiological levels of 159 food samples imported from Japan, which were of the "aquatic and related products, seaweeds and sea salt" category. No sample was found to have exceeded the safety limit. Details can be found on the CFS's thematic website titled "Control Measures on Foods Imported from Japan" (www.cfs.gov.hk/english/programme/programme_rafs/programme_rafs_fc_01_30_Nuclear_Event_and_Food_Safety.html).

In parallel, the Agriculture, Fisheries and Conservation Department (AFCD) has also tested 50 samples of local catch for radiological levels. All the samples passed the tests. Details can be found on the AFCD's website (www.afcd.gov.hk/english/fisheries/Radiological_testing/Radiological_Test.html).

The Hong Kong Observatory (HKO) has also enhanced the environmental monitoring of the local waters. No anomaly has been detected so far. For details, please refer to the HKO's website (www.hko.gov.hk/en/radiation/monitoring/seawater.html).

From August 24 to noon today, the CFS and the AFCD have conducted tests on the radiological levels of 20 259 samples of food imported from Japan (including 13 439 samples of aquatic and related products, seaweeds and sea salt) and 5 614 samples of local catch respectively. All the samples passed the tests.

[Government amends service deeds with private hospitals in response to](#)

public healthcare needs

In view of the latest trend in healthcare services, the Government amended today (December 15) the service deeds with Gleneagles Hospital Hong Kong (GHK) and CUHK Medical Centre (CUHKMC) to enhance the packaged charging and hospital bed requirements, thereby encouraging private hospitals to offer day and inpatient services with more transparency in pricing.

A service remedy mechanism is also introduced under the relevant amendments. In case of failure to meet the service deed requirements, the private hospital concerned will be required under the Government's direction to provide services to patients of the Hospital Authority (HA) at the same rates as the HA's standard fees and charges for the benefit of the public.

Overview of service deeds

The healthcare system of Hong Kong has all along been supported by both public and private sectors on a dual-track basis. As a way to guarantee the provision of quality service by private hospitals to meet public needs, the Government has been adopting a set of minimum requirements for new private hospital developments on government sites since 2011. For expansion or redevelopment of existing private hospitals, the private hospitals concerned are also invited to consider accepting the minimum requirements if a lease modification is involved.

The Government is currently in a service deed with GHK and CUHKMC respectively to implement the minimum requirements, and these service deeds have been updated according to the latest amendments.

Enhancing packaged charging and hospital bed requirements

As part of the minimum requirements, private hospitals are required to provide a certain proportion of services at packaged charging to enhance price transparency and certainty, thus enabling patients to budget for the required medical costs.

The packaged charging requirement under the original service deeds only took into account inpatient services. With the advancement of medical technology, many surgeries and medical procedures can now be performed without overnight hospitalisation which allow patients to leave on the same day. Such day services save healthcare resources and are more affordable for patients.

In this connection, the amended service deeds cover not only inpatient services but also day cases, thereby encouraging private hospitals to provide more day services at packaged charging to reduce patients' medical costs.

Regarding inpatient services, the Government also imposes a new requirement that at least 70 per cent of the total number of operational inpatient beds in a private hospital should be provided as standard beds (i.e. class of beds with the lowest fee). This ensures the adequate supply of more affordable hospital beds for patients' choice.

Service remedy mechanism

Also introduced under the amendments is a service remedy mechanism. If a private hospital fails to meet the service deed requirements, the Government may require the private hospital to provide medical services to patients referred by the HA at a fee equivalent to HA's standard fees and charges for eligible persons. This will serve both as a remedy and a contribution to the community.

Such an arrangement delivers a win on three sides. The Government can relieve the pressure on the public healthcare system whereas the medical resources of private hospitals may be better utilised, benefitting patients of public hospitals through shortening their waiting time.

Upon liaison, both GHK and CUHKMC agreed to provide services to HA patients in accordance with the service remedy mechanism in respect of their past compliance with the service deed requirements. The HA is currently working out the detailed arrangements with the two private hospitals, aiming to launch the service referral in the first quarter of the next year. It is expected that the referral may cover items such as inpatient services, day procedures, specialist outpatient consultations as well as diagnostic imaging.

Looking ahead, the Government will review the minimum requirements in the light of the collaboration experience with private hospitals in combating against the epidemic in recent years and the latest developments of the overall healthcare system, so as to ensure that the policy for private hospital development can be kept abreast of the times.