



CEDARS
HKU

CENTRE OF DEVELOPMENT AND
RESOURCES FOR STUDENTS
香港大學學生發展及資源中心

PRIVATE RENTAL GUIDE

**PRACTICAL TIPS AND SUPPORT FOR STUDENTS
RENTING IN HONG KONG**



BUDGET, LOCATION, AND TRUSTED SOURCES

House Hunting Made Safer

Start with reliable housing sources

- CEDARS Private Student Living
- Property listings on the CEDARS website
- Licensed Hong Kong estate agents

Check the
agent's licence



Assess Your Housing Needs

Key things to consider before you rent

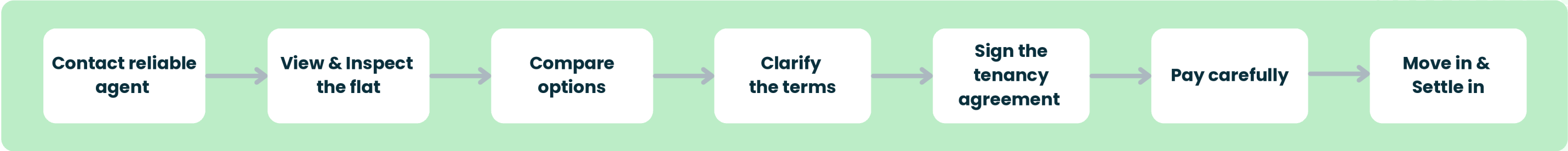
- Budget and upfront payment requirements
- Location, travel time, and access to public transport
- Shared or private flat, and flatmate arrangements
- Safety, lighting, and building management
- Furnishings, appliances, lease length, and room size



Indicative rent levels near HKU

Area	1 Bedroom flat / Studio	2-3 Bedroom flat	Typical commute to Main Campus
Shek Tong Tsui / Sai Ying Pun	HK\$18,000-26,000	HK\$19,000-40,000+	 5-15 mins
Kennedy Town	HK\$16,000-28,000	HK\$18,000-45,000+	 10-20 mins
Sheung Wan / Mid-Levels	HK\$18,000-26,000	HK\$20,000-50,000+	 15-25 mins
Pok Fu Lam / Tin Wan	HK\$13,000-20,000	HK\$12,000-36,000+	 15-25 mins
Causeway Bay / Wan Chai	HK\$18,000-31,000	HK\$20,000-45,000+	 20-30 mins

VIEWING, SIGNING, AND PAYMENT



1

Before You View

- Contact a licensed Hong Kong estate agent and verify the licence on the EAA Licence List
- Request the agent card with photo and licence details
- Sign an estate agency agreement before viewing, and check the validity period, duties, and commission carefully
- Arrange a viewing safely

2

During the Viewing

- Tour the flat with a friend or family member where possible
- Verify the landlord's identity and the property status
- Check the layout, condition, furnishings, and facilities carefully
- Visit the building and street in both daytime and evening if possible

3

Before You Sign or Pay



- Clarify commission, deposit, tenancy period, move-in date, and break terms
- Confirm who pays utilities, management fees, rates, internet, and minor repairs
- Ask for a written inventory of furniture and appliances
- Use a formal tenancy agreement and read the full terms carefully before signing
- Whenever possible, sign and make payment only after viewing the accommodation in person; otherwise, ask a trusted person to inspect it for you.

Upfront costs to plan for

✓

Security deposit is commonly about 2 months' rent

✓

If you use an agent, commission is often 50% of one month's rent

✓

Stamp duty is usually shared by landlord and tenant

✓

Leave room in your budget for internet setup, moving supplies, linens, and basic furniture

✓

Sharing a flat with a friend can reduce costs, but be sure to confirm with the landlord how many occupants are allowed.



Watch Out for Rental Scams

SCAM ALERT

Patterns	What you should do
Fake landlord or fake estate agent asking for upfront payment	Verify identity, licence status, and who actually controls the unit.
Fake online listings designed to collect money or personal details	Prefer in-person inspection before payment.
Illegal commission or fee collection by an unlicensed person.	Use formal contracts, bank transfer, and keep records; report suspicions to the police or the Estate Agents Authority.

Good practice

• Use bank transfer or another traceable method whenever possible.

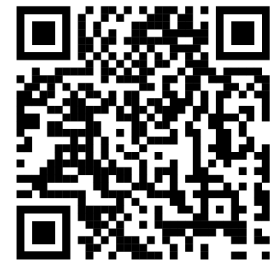
• Keep receipts and avoid cash, urgency pressure, or suspicious accounts.

**More details about the Private
Student Living Collaboration
and Referral Scheme**



**More private rental tips on
CEDARS website**

**Read the full Tenancy Guide by
Estate Agent Authority (EAA)**





PRIVATE STUDENT LIVING

STUDENT-FOCUSED HOUSING OPTIONS



WHAT IS PRIVATE STUDENT LIVING?

As university accommodation is in high demand, many students choose to live off campus. To support students exploring housing options, CEDARS facilitates access to private student accommodation through the **Private Student Living Collaboration and Referral Scheme**.

Through the Scheme, students can access clearer housing information and direct referrals to accommodation providers to support informed housing choices.



KEY FEATURES

Quality Housing



Safe and quality accommodation options near campus.

Student Support



Living and well-being support through on-site networks and Off-campus Support Ambassadors.

Reliable Information



Accurate, up-to-date information provided through CEDARS and partner channels.

Clear Terms



Transparent pricing and tenancy arrangements.

FIND THE RIGHT FIT

Each listed accommodation is tagged to help you compare different living environments.



Living-focused	Community-focused
A quieter, more routine-based living environment with fewer organised activities.	A more community-oriented living environment with communal spaces and organised activities.
Best for you if you value privacy, personal space, and a calm, independent lifestyle.	Best for you if you value social connection, shared experiences, and a stronger sense of community.

HOW IT WORKS

