



**Estate Agents Authority welcomes passage of  
the Basic Housing Units Bill**

(26 September 2025) The Estate Agents Authority (“EAA”) welcomed the passage of the Basic Housing Units Bill (“the Bill”) by the Legislative Council today.

The Bill aims to introduce a regulatory regime for the letting of subdivided units (“SDU”) in residential buildings and provide the legal basis for imposing the minimum standards of living conditions for basic housing units (“BHU”), with a view to addressing the long-standing issue of substandard SDUs. The regulatory regime provides for a 48-month transitional period for landlords to carry out alteration works and apply for BHU recognition for their pre-existing SDUs which do not meet those standards to comply with the new requirements. Letting out pre-existing SDUs that are not recognised as BHUs after the transitional period will be a criminal offence.

Professor Simon SIU Chak-yu, Chairman of the EAA, said “The passage of the Bill marks a new chapter in the protection of the living conditions of the lower income group.”

The EAA will continue to work with the Housing Bureau (“HB”) in educating the estate agency trade of the relevant requirements and transitional arrangements of the new regulatory regime, so that they could accurately advise their customers in considering the way forward of their SDUs.

“The EAA will also remind estate agents of their legal responsibilities in handling businesses that involve SDUs or BHUs,” Professor SIU added.



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The EAA will continue to pay close attention to the HB's implementation progress such as the making of code of practice and application guide, etc., and facilitate the on-going communication between the HB and the estate agency trade.

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