

# Basic Housing Units Bill gazetted

â€‹ The Government gazetted today (June 20) the Basic Housing Units (BHUs) Bill (the Bill), which seeks to introduce a regulatory regime for the letting of subdivided units (SDUs) in residential buildings for ensuring the provision of reasonable and safe living conditions in SDUs, thereby tackling the "long-standing, big and difficult" issue of substandard SDUs in an orderly and comprehensive manner. The Bill will be introduced into the Legislative Council (LegCo) for first and second readings on July 9.

The Bill requires SDUs in residential buildings to comply with a set of minimum standards of living conditions, including internal floor area, headroom, fire safety, structural safety (i.e. loading), lighting and ventilation, toilet, water supply point, as well as water and electricity meters, and to obtain BHU recognition before they are allowed to be let out for habitation. There would be criminal liability on the person who lets out unrecognised SDUs, while the tenants concerned will not be held liable.

A Government spokesperson said, "As a transitional arrangement to implement the BHU regulatory regime progressively, the Government will set up a 12-month registration system for residential flats with pre-existing SDUs, under which a 36-month grace period will be provided to SDUs in registered flats for carrying out necessary alteration works and making applications for BHU recognition. Unregistered SDUs, registered SDUs with grace period expired, as well as new SDUs entering the market must apply for recognition as up-to-standard BHUs before they can be lawfully let out for habitation."

The spokesperson added, "Since the establishment of the Task Force on Tackling the Issue of Subdivided Units in October 2023, the Government has extensively consulted various stakeholders on the handling of the SDU issue. A two-month stakeholder consultation exercise was conducted in December 2024 on the legislative proposals for the BHU regulatory regime. The LegCo Panel on Housing was also consulted in December 2024 and March 2025 respectively. During the period, nearly 40 engagement sessions were organised with nearly 700 participants met, and a total of some 2 200 written submissions of views (including around 1 600 template submissions) were received. Stakeholders generally supported the policy objective and legislative framework of the BHU regulatory regime. The Bill has suitably reflected the views received. Overall speaking, stakeholders and society have responded positively to the legislative proposals."

The Government will make every effort to facilitate the LegCo's scrutiny work and strive for the LegCo's passage of the Bill as soon as possible, with a view to rolling out the BHU regulatory regime in March 2026, which represents a significant milestone in eradicating substandard SDUs.