

## LESSON NOTES

# Upper Intermediate S1 #14 Landlord Problems in Hong Kong

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# 14

## TRADITIONAL CHINESE

1. A: 喂？業主呀？我係你個租客。
2. B: 下個月到期嗰個？
3. A: 係呀，我想續約呀。
4. B: 續約冇問題，但係屋租要貴少少啫。
5. A: 又要貴？你已經收多我一個月嘅按金囉啫。
6. B: 我哋呢個地段，你住過都知道幾旺㗎啦。
7. A: 我一向按時交租，地方保持得好乾淨㗎。
8. B: 見係熟客，我先至貴少少咋，其他人我要翻倍呀。
9. A: 咁貴幾多呀？
10. B: 貴一千。
11. A: 貴五百啦！
12. B: 萬七蚊，一口價。

## JYUTPING

1. A: wai2? jip6 zyu2 aa4? ngo5 hai6 nei5 go3 zou1 haak3.
2. B: haa6 go3 jyut6 dou3 kei4 go2 go3?

CONT'D OVER

3. A: hai6 aa6, ngo5 soeng2 zuk6 joek3 aa6.
4. B: zuk6 joek3 mou5 man6 tai4, daan6 hai6 uk1 zou1 jiu3 gwai3 siu2 siu2 wo3.
5. A: jau6 jiu3 gwai3? nei5 ji5 ging1 sau1 do1 ngo5 jat1 go3 jyut6 ge3 on3 gam1 lo3 wo3.
6. B: ngo5 dei6 ni1 go3 dei6 dyun6, nei5 zyu6 gwo3 dou1 zi1 dou3 gei2 wong6 gaa3 laa1.
7. A: ngo5 jat1 hoeng3 on3 si4 gaau1 zou1, dei6 fong1 bou2 ci4 dak1 hou2 gon1 zeng6.
8. B: gin3 hai6 suk6 haak3, ngo5 sin1 zi3 gwai3 siu2 siu2 zaa3, kei4 taa1 jan4 ngo5 jiu3 faan1 pui5 aa3.
9. A: gam2 gwai3 gei2 do1 aa3?
10. B: gwai3 jat1 cin1.
11. A: gwai3 ng5 baak3 laa1!
12. B: maan6 cat1 man1, jat1 hau2 gaa3.

## ENGLISH

1. A: Hello, landlord? I'm your tenant.
2. B: The one whose rental is up next month?

CONT'D OVER

3. A: Yeah, I want to continue to rent your apartment.
4. B: That's not a problem, but the rent for next year is a bit more expensive.
5. A: You want to increase the rent again? You already took one more month of deposit from me.
6. B: Now that you lived there you know how busy this location is.
7. A: I've always pay the rent on time, and keep the place clean.
8. B: Because you're an old customer, I'll only increased the rent a bit, for anyone else I would double it.
9. A: So, how much more expensive?
10. B: \$1,000 Hong Kong Dollars.
11. A: How about \$500?
12. B: \$17,000. Take it or leave it.

## VOCABULARY

Traditional	Romanization	English	Class
翻倍	faan1 pui5	to double	verb
業主	jip6 zyu2	landlord	noun
租客	zou1 haak3	tenant	noun
地段	dei6 dyun6	location	noun

一口價	jat1 hau2 gaa3	no haggling; "take it or leave it"	phrase
到期	dou6 kei4	to come due	verb
熟客	suk6 haak3	old customer	phrase
續約	zuk6 joek3	to renew a lease	verb
按金	on3 gam1	deposit	noun
旺	wong6	busy; prosperous	adjective
屋租	uk1 zou1	rent	noun

## SAMPLE SENTENCES

<p>香港樓價比起幾年前已經翻倍，好誇張！</p> <p><i>hoeng1 gong2 lau4 gaa3 bei2 hei2 gei2 nin4 cin4 ji5 ging1 faan1 pui5, hou2 kwaa1 zoeng1!</i></p> <p>Hong Kong property prices have doubled compared to a few years ago, what an exaggeration!</p>	<p>租約一定要由業主本人簽名先算。</p> <p><i>zou1 joek3 jat1 ding6 jiu3 jau4 jip6 zyu2 bun2 jan4 cim1 meng2 sin1 syun3.</i></p> <p>The contract must be signed by the landlord himself to be legal.</p>
<p>繁華地段就梗係搶手嘅啦。</p> <p><i>faan4 waa4 dei6 dyun6 zau6 gang2 hai6 coeng2 sau2 gaa3 laa1</i></p> <p>Downtown apartments are very popular.</p>	<p>喺蘋果店裡面只有一口價，冇商量。</p> <p><i>hai2 ping4 gwo2 dim3 lei5 min6 zi2 jau5 jat1 hau2 gaa3, mou5 soeng1 loeng4.</i></p> <p>At the Apple store, there is no haggling.</p>
<p>仲有一日到期。</p> <p><i>zung6 jau5 jat1 jat6 zau6 dou3 kei4.</i></p> <p>The due date still have one day to go.</p>	<p>佢係呢度熟客，可以俾九折佢。</p> <p><i>keoi5 hai6 ni1 dou6 suk6 haak3, ho2 ji5 bei2 gau2 zit3 keoi5.</i></p> <p>He's an old customer here, we can offer him 10% off.</p>

<p>唔續約就要搬，你諗清楚喇！  <i>m4 zuk6 joek3 zau6 jiu3 bun1, nei5 lam2 cing1 co2 laa6!</i></p> <p>We'll have to move if we don't renew the lease, think clearly about it!</p>	<p>而家要俾一成按金，如果唔係就唔留俾你㗎喇。  <i>ji4 gaa1 jiu3 bei2 jat1 sing4 on3 gam1, jyu4 gwo2 m4 hai6 zau6 m4 lau4 bei2 nei5 gaa3 laa6.</i></p> <p>You have to pay a 10% deposit now, or else we cannot reserve it for you.</p>
<p>依個商場好旺，每逢周末都搵唔到位泊車。  <i>ji1 go3 soeng1 coeng4 hou2 wong6, mui5 fung4 zau1 mut6 dou1 wan2 m4 dou2 wai2 paak3 ce1.</i></p> <p>This mall is very busy, the parking lot gets full every weekend.</p>	<p>屋租太貴。  <i>uk1 zou1 taai3 gwai3.</i></p> <p>The rent is too high.</p>

## GRAMMAR

**The Focus of this Lesson is the Character 口 (*hau2*) "mouth"**

萬七蚊，一口價。

**"\$17,000. Take it or leave it."**

We have previously talked about the character 口 (*hau2*) "mouth," but it was used as a measure word. For example: 一家三口 (*jat1 gaa1 saam1 hau2*) "a family of three"; 一口井 (*jat1 hau2 zeng2*) "a well." However, in our dialogue in this lesson, although the character 口 is used like a measure word, the meaning is different. The 口 in the expression 一口價 is more of a measure of duration.

For example:

- 一口價  
*jat1 hau2 gaa3*  
 "no haggling"; "Take it or leave it"

**Note:** 口 is not the proper measure word for price.

## Another Similar Expression

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Another example is 一口氣 (*jat1 hau2 hei3*), literally "in a single breath," but it means "in a hurry," or "in a short duration of time."

For example:

1. 佢一口氣跑上十樓。  
*keoi5 jat1 hau2 hei3 paau2 soeng5 sap6 lau2*  
"He rushed up to the tenth floor in a single stretch."
2. 我哋一口氣做完晒呢個月嘅工作。  
*ngo5 dei6 jat1 hau2 hei3 zo6 jyun4 saai3 ni1 go3 jyut6 ge3 gung1 zok3*  
"We finished all the work for this month in a rush."

## CULTURAL INSIGHT

### Renting an Apartment in Hong Kong

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Most tenancy agreements in Hong Kong are for a two-year period; the first year is inflexible with fixed terms; and the second year flexible, in which either party can give one month's notice to terminate the lease. There is also a deposit, usually equivalent to two or three months' rental, payable to the landlord when an offer to lease is accepted. Other costs associated includes: estate agents fee of half a month's rental, and Stamp Duty which for a standard Lease Term (exceeding one year but not exceeding three years) is 0.5 percent of the average yearly rent, this duty is payable in equal shares by the Landlord and Tenant. In a few rare cases the Landlord may require the Tenancy Agreement to be executed through a lawyer which would also entail some legal fees.