

## 鼓勵地產代理商舖參與 《地產代理良好處理劏房租賃約章》

### Estate Agency Shops are encouraged to participate in the Charter on Good Practice of Estate Agents in Handling Subdivided Unit Tenancy

因應「劏房」租務管制的《業主與租客（綜合）條例》（第7章）第IVA部（《條例》）於2022年1月22日實施，監管局於2023年9月協助地產代理業界推出《地產代理良好處理劏房租賃約章》（「《約章》」）。

截至2024年6月26日，已有108間地產代理商舖簽署《約章》。監管局深信以良好作業模式處理劏房租賃，能保障租賃雙方的利益，並符合地產代理的專業操守和水平。

監管局鼓勵更多地產代理商舖及業界商會參與《約章》，藉此顯示代理們對協助業主及租客了解並遵從劏房租務管制相關規定的決心。此外，參與《約章》的地產代理商舖可向公眾展示良好處理劏房租賃的做法。

參與《約章》的地產代理商舖將承諾良好處理劏房租賃，做到兩個「不會」及六個「必會」。

監管局網頁亦會顯示所有參與《約章》的地產代理商舖名稱，局方並會向這些商舖提供張貼於櫥窗的《約章》標誌貼紙及相關宣傳物品。監管局鼓勵有興趣參與《約章》的地產代理商舖於監管局網頁填寫電子報名表：[www.eaa.org.hk/zh-hk/SDU-Charter](http://www.eaa.org.hk/zh-hk/SDU-Charter)

此外，為提升地產代理對相關指引及《約章》的了解，及增進監管局人員與前線地產代理的溝通，局方於5月底特別就此議題在深水埗區舉辦了一個相關的聚焦小組會議。

是次會議共有近30名前線持牌人及業界商會代表參加，當中有不少有處理劏房租賃的經驗。會議中，監管局代表提醒了持牌人在安排客戶簽訂與劏房相關的租約前，須向客戶

In light of the Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) ("the Ordinance") which implements tenancy control on Subdivided Units ("SDU") came into force on 22 January 2022, the EAA assisted the estate agency trade to roll out the Charter on Good Practice of Estate Agents in Handling Subdivided Unit Tenancy ("the Charter") in September 2023.

As of 26 June 2024, 108 estate agency shops have already signed the Charter. The EAA firmly believes that good practices in handling SDU tenancies can safeguard the interests of both the tenants and the landlords, which is also in line with the professional ethics and standards of estate agents.

The EAA encourages more estate agency shops to participate in the Charter, which implies their commitment to assist landlords and tenants in understanding and complying with the relevant requirements of tenancy control on SDUs. Also, the participating estate agency shops would be able to demonstrate their good practices in handling SDU tenancies.

Participating estate agency shops are committed to adhere to two "wont's" and six "wills" regarding the good practices of handling SDU tenancies.

The names of the participating estate agency shops that joined the Charter will be shown on the EAA's website. With the Charter logo sticker offered by the EAA, the estate agency shops can showcase it on their shopfront and display promotional collaterals in their shops. The EAA encourages all interested estate agency shops to



參與《約章》的地產代理商舖承諾做到兩個「不會」及六個「必會」。The signatories of the Charter adhere to the two "wont's" and six "wills".

解釋《條例》第IVA 部下的主要規定，也向持牌人解釋了《約章》的主要內容，同時亦聆聽了持牌人在處理劏房租賃工作時所遇到的困難，並解答了他們的不少疑問。

出席會議的持牌人反應正面，局方未來會繼續在其他地區舉辦同類型的聚焦小組會議。



監管局於5月底在深水埗區舉辦有關處理劏房租賃的聚焦小組會議。

The EAA held a focus group meeting on issues concerning the handling of SDU tenancies in Sham Shui Po District at the end of May.

join our SDU Charter simply by completing our e-enrolment form from the EAA's website: [www.eaa.org.hk/en-us/SDU-Charter](http://www.eaa.org.hk/en-us/SDU-Charter)

In addition, to enhance the estate agents' understanding of the relevant guidelines and the Charter, and to improve the communication between the EAA staff and frontline estate agents, the EAA held a focus group meeting particularly on this issue in Sham Shui Po District at the end of May.

About 30 frontline licensees and trade associations' representatives attended the meeting, most of them had experience in handling SDU tenancies. During the meeting, representatives of the EAA reminded the licensees to explain to their clients about the major requirements under Part IVA of the Ordinance before arranging them to enter into tenancy agreements relating to SDU. EAA representatives also explained the key points of the Charter to the licensees and listened to the licensees' difficulties they had encountered in handling SDU tenancies and answered their queries.

The feedback from licensees was positive. The EAA will continue to organise similar focus group meetings in other districts in the future.

## 監管局應邀為業界舉辦的講座演講

### The EAA was invited to give a seminar organised by the trade

就着有關銷售香港境外未建成物業（「境外未建成物業」）的新執業通告（編號23-02(CR)），香港地產代理商總會於2024年5月23日舉辦一個相關的講座，並邀請了監管局向其會員詳細講解通告指引。監管局執行總監陳汝傲先生為是次講座的主講嘉賓，席間，他向持牌人講解新通告的重點，並提醒他們在處理境外未建成物業銷售時必須遵守指引。講座結束後設有問答環節，逾50名參加者踴躍參與。



監管局執行總監陳汝傲先生為是次講座的主講嘉賓。

The EAA Director of Operations Mr CHAN U Keng speaks at the seminar.

In light of the Practice Circular (No. 23-02 (CR)) concerning the sale of uncompleted properties situated outside Hong Kong ("UPOH"), the Hong Kong Real Estate Agencies General Association organised a seminar on 23 May 2024 and invited the EAA to introduce the guidelines in detail to its members. The EAA Director of Operations Mr CHAN U Keng was the speaker at the seminar. Mr Chan highlighted the salient points of the Circular and emphasised the importance of compliance with the guidelines when licensees handle the sale of UPOH. The seminar was followed by a highly engaging Q&A session, with more than 50 participants actively participating in the seminar.

香港地產代理商總會向陳汝傲先生（中）頒贈感謝狀。

Mr CHAN (middle) receives a letter of appreciation from the Hong Kong Real Estate Agencies General Association.

