

## 持續專業進修活動－租賃「劏房」的規管與指引 CPD seminar on Regulations and Guidelines for Handling Subdivided Unit Tenancy

自《業主與租客（綜合）條例》第IVA部於2022年1月22日生效後，首批「劏房」規管租賃即將進入次期租賃，為確保持牌人在處理租賃「劏房」時能符合該條例的規定，監管局與差餉物業估價署（「估價署」）於2023年10月20日合辦一個題為「租賃『劏房』的規管與指引」的持續專業進修講座。

席間，估價署首席物業估價測量師馮雅慧女士以及監管局法律顧問容慧敏女士分別向持牌人講解租賃「劏房」的規管以及監管局發出的執業通告（編號22-01(CR)）的規定。持牌人反應熱烈，共有126名持牌人出席，參加者均對講座給予正面的評價。

為進一步讓持牌人了解當中的規定與指引，監管局於2023年12月推出與此相關的網上學習活動。

Since the enactment of Part IVA of the Landlord and Tenant (Consolidation) Ordinance effective from 22 January 2022, the first batch of regulated tenancies is about to approach their second term, the EAA and the Rating and Valuation Department (“RVD”) co-organised a seminar titled ‘Regulations and Guidelines for Handling Subdivided Unit (“SDU”) Tenancy’ on 20 October 2023, to ensure that licensees can comply with the Ordinance.

During the seminar, the Principal Valuer of the RVD, Ms. Debby Fung and the Legal Counsel of the EAA, Ms. Jennifer Yung, explained to the licensees respectively the regulations pertaining to tenancies of SDUs and the requirements outlined in Practice Circular (No. 22-01 (CR)) issued by the EAA. The licensees responded enthusiastically and a total of 126 licensees attended with positive feedback on the seminar.

To further assist licensees in understanding and complying with the requirements, the EAA launches an e-Learning programme on this topic in December 2023.

## 「地產代理商舖專業進修優越嘉許獎章」 Premium CPD Mark for Estate Agencies

為進一步表揚地產代理商舖不斷鼓勵其僱用的持牌人參與持續專業進修活動，監管局推出「地產代理商舖專業進修優越嘉許獎章」。地產代理商舖若連續在三個持續專業進修時段或連續五個持續專業進修時段取得「地產代理商舖專業進修嘉許獎章」，將會分別獲頒發「地產代理商舖專業進修銀章」或「地產代理商舖專業進修金章」（統稱“商舖優越嘉許獎章”）。

監管局於2023年底向首批合資格的地產代理商舖頒發「商舖優越嘉許獎章」。有關「商舖優越嘉許獎章」的詳情，可瀏覽監管局「地產代理商舖專業進修嘉許獎章」及「地產代理商舖專業進修優越嘉許獎章」計劃網頁：[www.eaa.org.hk/zh-hk/CPD-Scheme/CPD-Mark-for-Estate-Agencies-Award-Scheme](http://www.eaa.org.hk/zh-hk/CPD-Scheme/CPD-Mark-for-Estate-Agencies-Award-Scheme)

To further recognise the continuous effort of estate agency shops in encouraging their licensed employees to participate in the Continuing Professional Development (CPD) activities, the EAA introduced the Premium CPD Mark for Estate Agencies. A Silver CPD Mark or Gold CPD Mark (collectively “Premium CPD Mark”) will be awarded to agency shops which have attained the CPD Mark for Estate Agencies for three consecutive CPD periods or five consecutive CPD periods respectively.

The EAA issues the “Premium CPD Mark” to first batch qualified agency shops at the end of 2023. For more details of the Premium CPD Mark, please visit the EAA webpage of CPD Mark and Premium CPD Mark for Estate Agencies Award Scheme: [www.eaa.org.hk/en-us/CPD-Scheme/CPD-Mark-for-Estate-Agencies-Award-Scheme](http://www.eaa.org.hk/en-us/CPD-Scheme/CPD-Mark-for-Estate-Agencies-Award-Scheme)