

Announcement relating to the Revised version of the “Notes to Purchasers of First-hand Residential Properties”

The Sales of First-hand Residential Properties Authority (SRPA) has revised the “Notes to Purchasers of First-hand Residential Properties” (“Notes to Purchasers”). A revised version of the electronic copy of the Notes to Purchasers (printed in April 2014) has been uploaded onto the SRPA website on 26 May 2014 at the following link: <http://www.srpa.gov.hk/en/publicity-materials/notes-to-purchasers.html>.

With effect from 26 August 2014, the revised version of the Notes to Purchasers (printed in April 2014) will substitute the existing version of the Notes to Purchasers as set out in Annex A to the “Guidelines on Sales Brochure” (Guidelines No. G01/13) issued by the SRPA for the purposes of section 88 of the Residential Properties (First-hand Sales) Ordinance (the Ordinance) on 5 April 2013 and as set out in Annex A to the “Practice Note on Sales Brochure” (Practice Note No. PN01/13) issued by the SRPA on the same date.

As a transitional arrangement, sales brochures with the date of printing or the date of examination which fall within the period from 26 May 2014 to 25 August 2014, both dates inclusive, may use either the 5 April 2013 version of the Notes to Purchasers or the revised version of the Notes to Purchasers (printed in April 2014) for the purposes of section 19(1) of the Ordinance. Sales brochures with the date of printing or the date of examination which fall on 26 August 2014 or after MUST use the revised version of the Notes to Purchasers (printed in April 2014) for the purposes of section 19(1) of the Ordinance.

A table summarizing the major differences between the 5 April 2013 version of the Notes to Purchasers and the revised version of the Notes to Purchasers (printed in April 2014) is at the **Appendix**.

**Sales of First-hand Residential Properties Authority
26 May 2014**

**Major Differences between the 5 April 2013 version and
the Revised version (printed in April 2014)
of the Notes to Purchasers of First-hand Residential Properties**

(a) Major Differences in the English Version

Item	Section	Wording in the 5 April 2013 Version	Wording in the revised Version (printed in April 2014)
1	Section 4 1 st bullet point	... vendors can only present the area and price of a residential property using saleable area. vendors can only present the area and price <u>per square foot and per square metre</u> of a residential property using saleable area. ...
2	Section 8 1 st and 2 nd bullet points	... You therefore should not make such an offer to the vendors or authorized representative(s).	... You therefore should not make such an offer to the vendors or <u>their</u> authorized representative(s).
3	Section 9 1 st bullet point	... the name of all the estate agents so appointed as at the date of print of the price list.	... the name of all the estate agents so appointed as at the date of <u>printing</u> of the price list.
4	Section 12 4 th bullet point	...subject to reasonable restriction(s) for ensuring safety of the persons viewing the show flat.	...subject to reasonable restriction(s) <u>which may be set by the vendor</u> for ensuring safety of the persons viewing the show flat.
5	Heading of Section 13	For first-hand uncompleted residential properties and completed properties pending compliance	For first-hand uncompleted residential properties and completed <u>residential</u> properties pending compliance
6	Section 14 1 st bullet point	Ensure that you obtain the “vendor’s information form” printed within the previous three months.	Ensure that you obtain the “vendor’s information form(s)” printed within the previous three <u>3</u> months <u>in relation to the residential property/properties you intend to purchase.</u>

(b) Major Differences in the Chinese Version

Item	Section	Wording in the 5 April 2013 Version	Wording in the revised Version (printed in April 2014)
1	Section 2 4 th bullet point	...您須付予賣方或該發展項目的管理人的管理費...	...您須付予賣方或該發展項目的管理人的 <u>預計的</u> 管理費...
2	Section 4 1 st bullet point	...賣方只可以實用面積表達住宅物業的面積和價格。...	...賣方只可以實用面積表達住宅物業的面積和 <u>每平方呎及平方米的售價格</u> 。...
3	Section 4 2 nd bullet point	...參閱載於售樓說明書內的物業位置圖...	...參閱載於售樓說明書內的 <u>物業</u> 位置圖...
4	Section 5 1 st bullet point	...根據條例,提供予公眾的售樓說明書必須是在之前的三個月之內印製、檢視或修訂。	...根據條例,提供予公眾的售樓說明書必須是在之前的三個月之內印製 <u>或檢視、或檢視或及修訂</u> 。
5	Section 5 2 nd bullet point 1 st item	...關於相當可能對享用有關物業造成重大影響的事宜的資料。...	...關於相當可能對享用有關 <u>住宅</u> 物業造成重大影響的事宜的資料。...
6	Section 5 2 nd bullet point 5 th item	小業主有否責任或需要分擔管理、營運或維修有關發展項目...	小業主有否責任或需要分擔管理、營運或維 <u>修持</u> 有關發展項目...
7	Section 6 2 nd bullet point	留意公契內所訂明小業主是否須要負責支付地租。	留意 <u>公契政府批地文件</u> 內所訂明小業主是否須要負責支付地租。
8	Heading of Section 7	買賣協議	買賣 <u>協議合約</u>
9	Section 7 1 st bullet point	確保臨時買賣合約和買賣合約包含該例所規定的強制性條文。	確保臨時買賣合約和買賣合約包含 <u>該條例</u> 所規定的強制性條文。
10	Section 7 3 rd bullet point	...該圖則會顯示所有售予您的物業面積...	...該圖則會顯示所有 <u>賣方</u> 售予您的物業面積...
11	Section 13 1 st bullet point	查閱銷售說明書中有關發展項目的關鍵日期 ¹ 。	查閱 <u>銷售樓</u> 說明書中有關發展項目的 <u>預計的</u> 關鍵日期 ¹ 。
12	Section 14 1 st bullet point	確保取得最近三個月內印製的「賣方資料表格」。	確保取得最近三個月內印製 <u>有關您擬購買的一手已落成住宅物業的</u> 「賣方資料表格」。