

# A Dummies Guide to Buying First-hand Residential Properties

## Before Purchase



### Accurate cost calculation will save you from losses and regrets

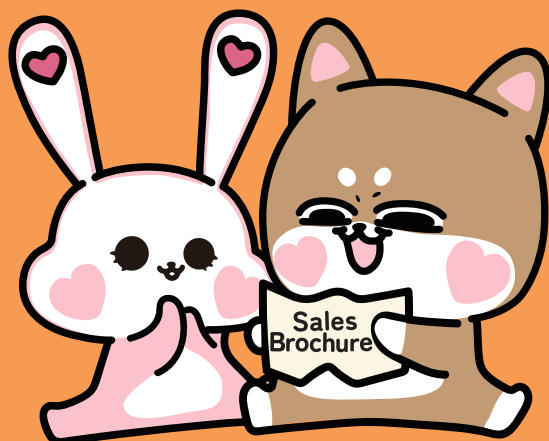
- Calculate the total expenses (including miscellaneous payments) of the purchase. Assess your affordability.
- Check with banks first about mortgage loan and repayment arrangements.
- Mind the terms in “Breathing Plans” provided by the vendor or its designated financing companies. The mortgage interests may hike after the promotion period.
- Check the price list for discounts, gifts or any financial advantages or benefits offered by the vendor. Beware of any conditions attached to the offers.
- Obtain written confirmation for any advantages provided by a third party other than those set out in the price list.



Stay vigilant when purchasing a property!



Brilliant!



Study the sales brochure before buying

## Accurate cost calculation will save you from losses and regrets

- Check recent transaction prices of comparable properties.
- Check the “undivided shares” assigned under the deed of mutual covenant. Maintenance and management fees are normally shared on this basis.
- Check with the vendor about the ancillary facilities to be provided, including the usage period, service hours and charges, and estimated monthly management fee.



Calculate expenses carefully



### Sales of First-hand Residential Properties Authority

Website : [www.srpa.gov.hk](http://www.srpa.gov.hk)

Hotline : 2817 3313

Email : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)

